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RESIDENTIAL CONSTRUCTION IN ALBERTA

JANUARY 1988

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

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RESIDENTIAL CONSTRUCTION

IN ALBERTA

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ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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D. Multiple Listings Service (M.L.S.)

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Highlights

Urban Alberta

- ° Housing starts for urban Alberta jumped sharply to 533 units in January, a 99% increase from 268 in January 1987. Single family starts rose by 98% while multiples by 105%.
- ° Units under construction in January decreased marginally to 3,596 units from 3,624 the month before, but still 71% ahead of last year's levels.

Calgary

- ° Calgary's starts improved sharply to 276 units in January, a jump of 185% compared to only 97 units that were started a year ago. Single family units accounted for 92% of the total starts.
- ° Housing under construction also increased slightly to 2,024 units from 2,019 the month before, up 94% compared to January 1987. However, inventory of newly completed and unoccupied housing continued to trend downward to only 122 units while the rate of absorption remained at a very high level of 64%.
- ° In the resale housing market, 841 residential properties were sold during the month. Although this level was a 22% increase from December 1987, it was still 14% below the January 1987 level.
- ° The average selling price dropped to \$90,623 from \$92,585 in December, but still 8% higher than the January 1987 average. The new housing price index remained at 97.2 in December, after eleven consecutive months of increase.

Edmonton

- ° Edmonton's housing starts also increased substantially to 200 units last month, up 77% over January 1987.
- ° Housing under construction in January increased to 1,195 units from 1,172 in December. Inventory of newly completed and unoccupied housing also increased to 137 units while the rate of absorption slid to 55% compared to 76% the month before.
- ° Resale housing market activities fell 3% over January 1987 to 463 units sold. The ratio of sales to listings also fell to .36 compared to .39 last year.
- ° However, the average selling price increased to \$77,982 last month, up 7% from December 1987 and up 10% compared to January 1987. The new housing price index continued to show an upward trend to 91.1 in December.

TABLE 1

JAN-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	254	0	22	0	276	185
CAMROSE	1	0	0	0	1	-50
EDMONTON M.A.	188	8	4	0	200	77
FORT MCMURRAY	1	0	0	0	1	*
GRANDE PRAIRIE	2	0	0	0	2	-60
LETHBRIDGE	19	2	0	0	21	75
LLOYDMINSTER (ALTA. PART)	3	0	0	0	3	200
MEDICINE HAT	10	0	0	0	10	-17
RED DEER	16	0	0	0	16	-38
WETASKIWIN	0	0	3	0	3	*
OTHER CENTRES **	0	0	0	0	0	*
TOTAL	494	10	29	0	533	99

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

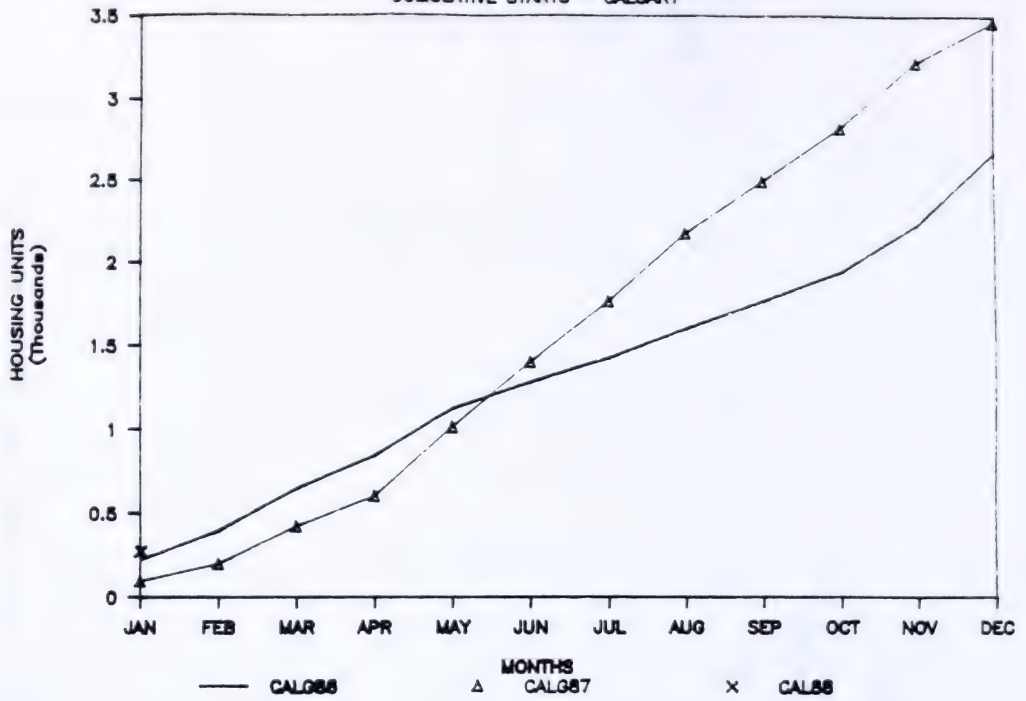


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

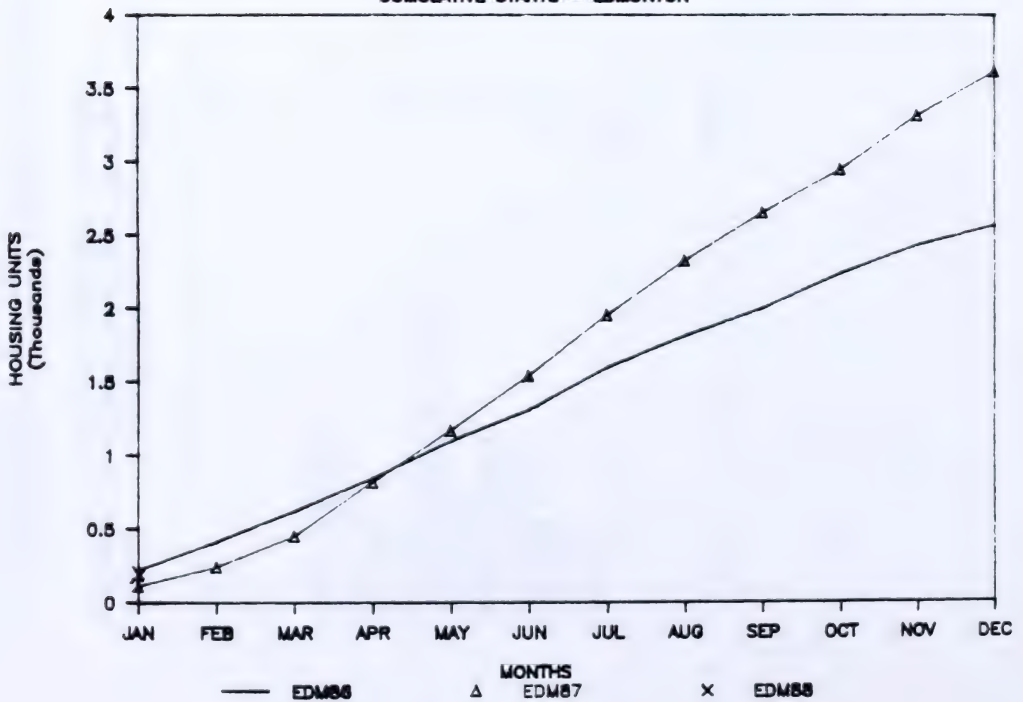


TABLE 2

JAN-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1987	1988	1987	1988	1987	1988	1987	1988	
CALGARY	91	254	6	0	0	0	0	97	276
CAMROSE	2	1	0	0	0	0	0	2	1
EDMONTON M.A.	113	188	0	8	0	0	0	113	200
FORT MCMURRAY	0	1	0	0	0	0	0	0	1
GRANDE PRAIRIE	5	2	0	0	0	0	0	5	2
LETHBRIDGE	12	19	0	2	0	0	0	12	21
LLOYDMINSTER(ALTA. PART)	1	3	0	0	0	0	0	1	3
MEDICINE HAT	12	10	0	0	0	0	0	12	10
RED DEER	13	16	0	0	13	0	0	26	16
WETASKIWIN	0	0	0	0	0	3	0	0	3
OTHER CENTRES **	0	0	0	0	0	0	0	0	0
TOTAL	249	494	6	10	13	29	0	268	533
PERCENT CHANGE BY TYPE		98		67		123		*	99

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

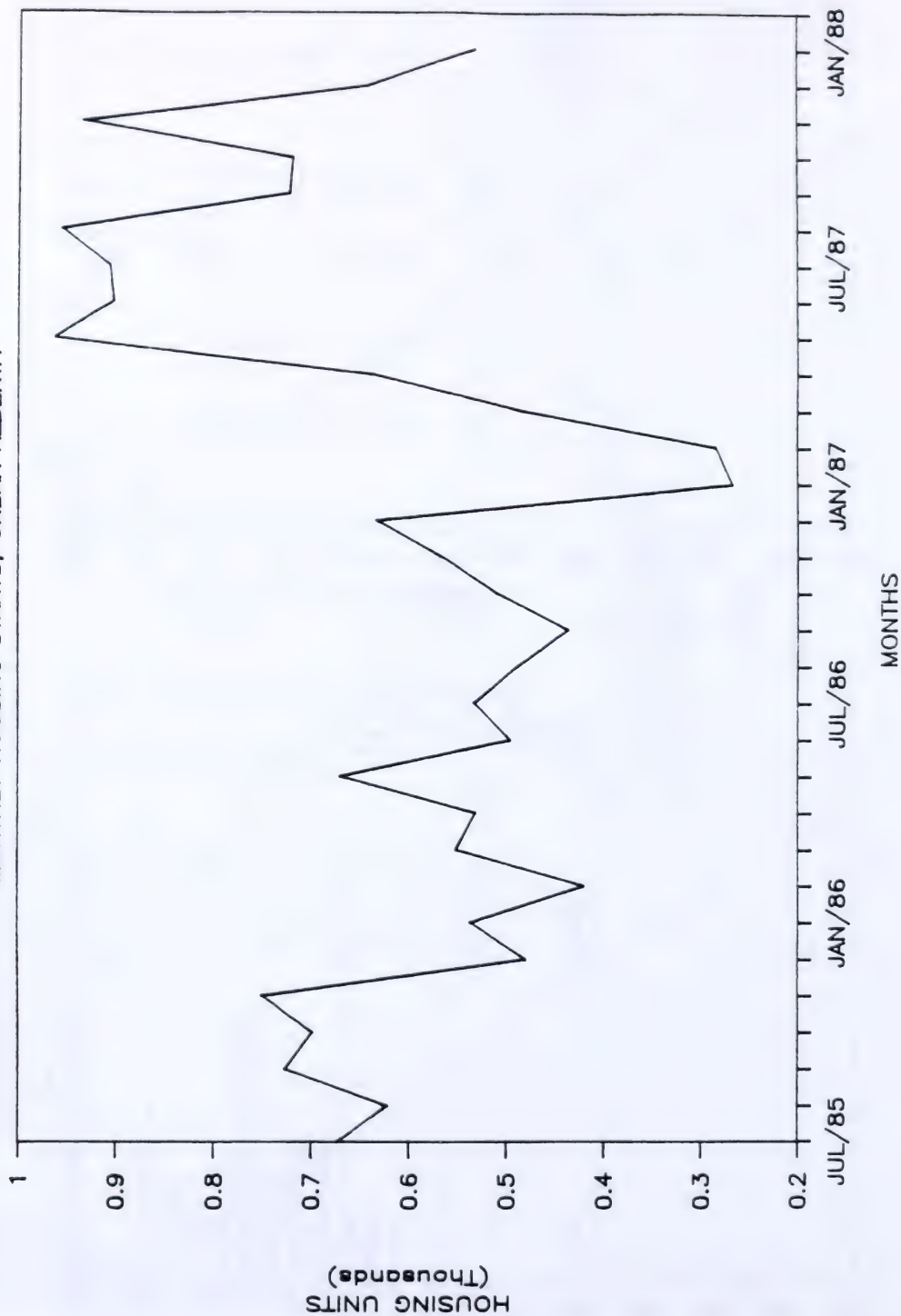


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	533	99
FEBRUARY	286		
MARCH	485		
APRIL	639		
MAY	964		
JUNE	903		
JULY	908		
AUGUST	957		
SEPTEMBER	723		
OCTOBER	720		
NOVEMBER	936		
DECEMBER	643		
TOTAL	8432	533	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

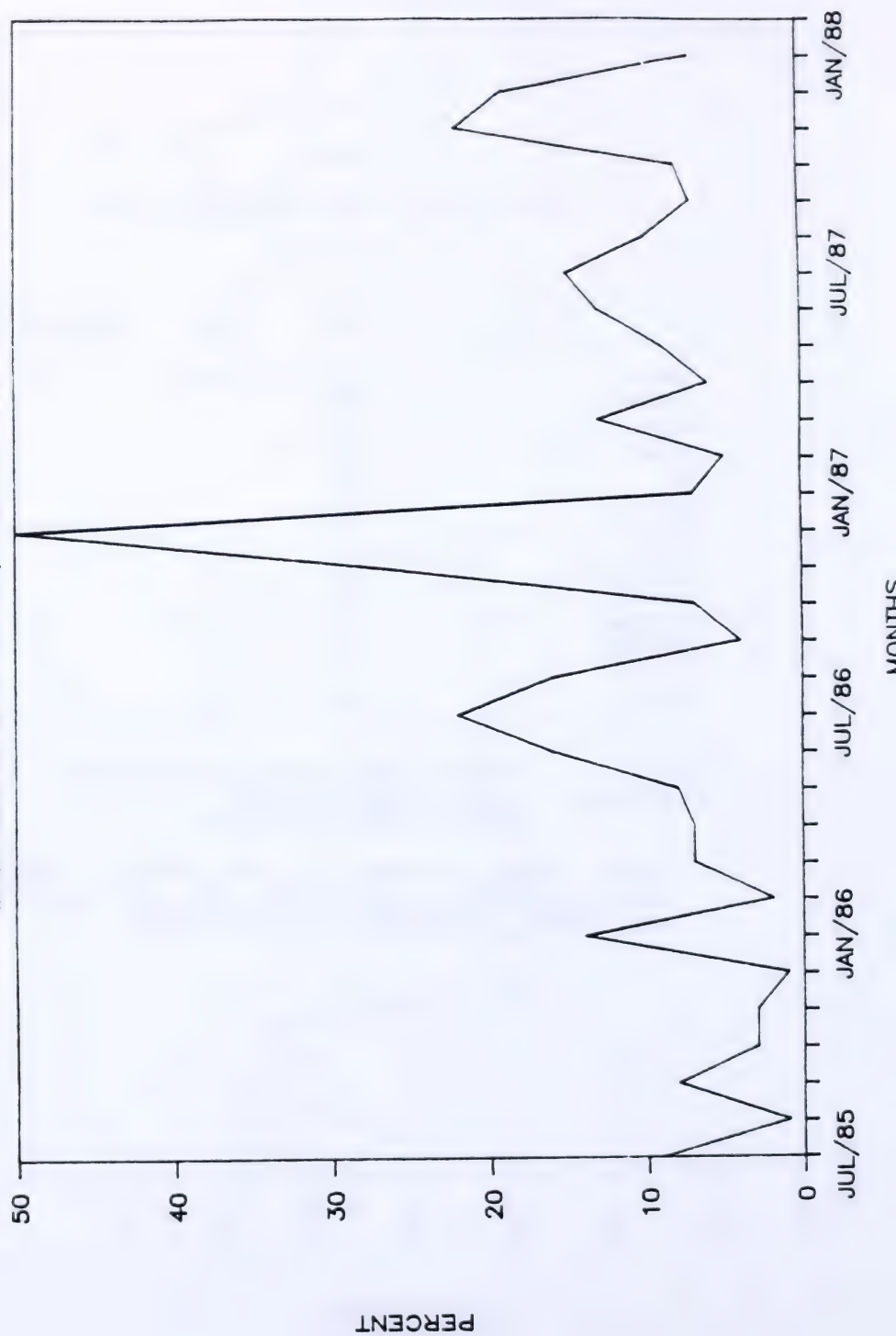


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

----- 1987-1988 -----				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
	-----	-----	-----	-----
TOTAL	8432	7432	1000	12

1988				
JANUARY	533	494	39	7
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
	-----	-----	-----	-----
TOTAL	533	494	39	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

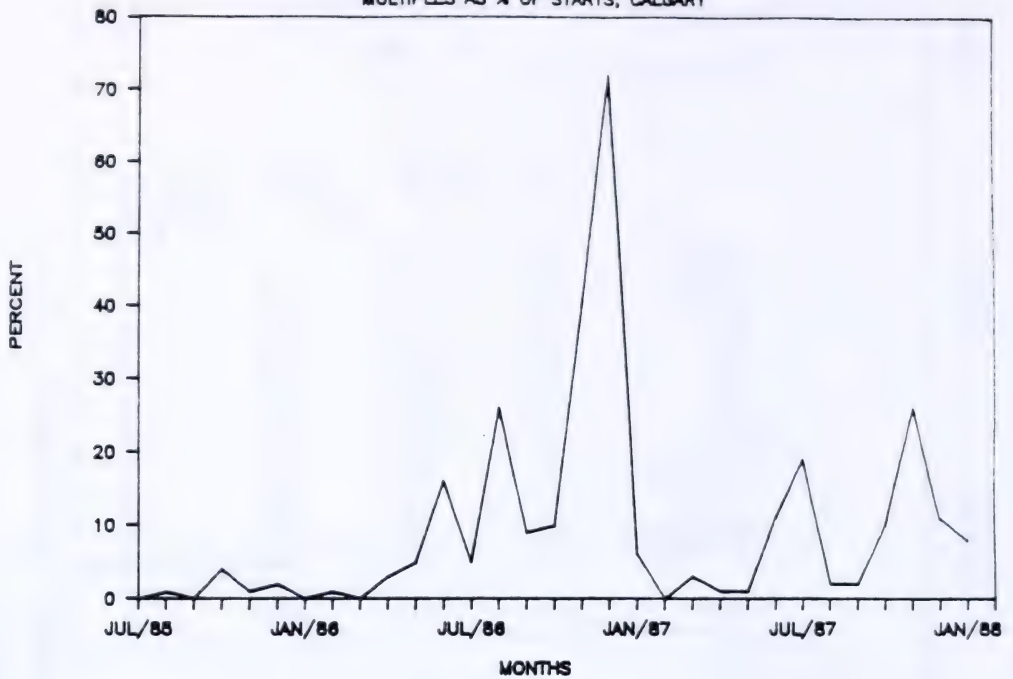


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

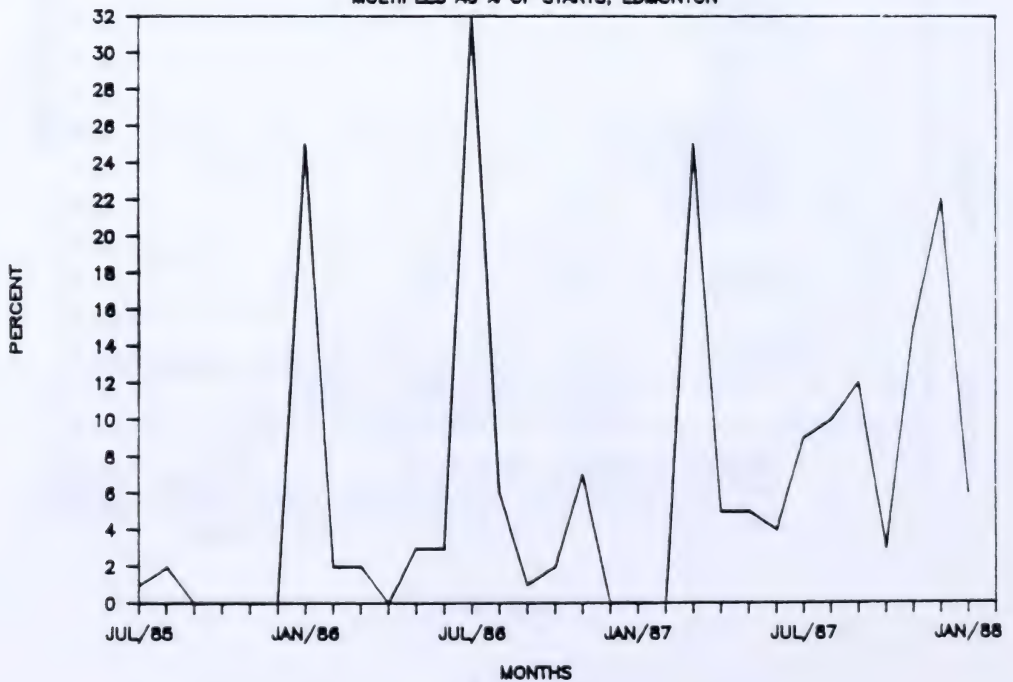


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987						EDMONTON(METRO)					
CALGARY			MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI AS A PERCENT OF TOTAL		
TOTAL	SINGLES	MULTI				TOTAL	SINGLES	MULTI			
JANUARY	97	91	6			113	113	0			0
FEBRUARY	104	104	0			130	130	0			0
MARCH	223	217	6			210	158	52			25
APRIL	182	180	2			366	349	17			5
MAY	408	404	4			350	334	16			5
JUNE	389	348	41			371	355	16			4
JULY	367	299	68			410	374	36			9
AUGUST	413	405	8			372	334	38			10
SEPTEMBER	317	311	6			327	289	38			12
OCTOBER	320	288	32			292	282	10			3
NOVEMBER	404	300	104			368	314	54			15
DECEMBER	242	215	27			299	233	66			22
TOTAL	3466	3162	304			3608	3265	343			10
1988						EDMONTON(METRO)					
CALGARY			MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI AS A PERCENT OF TOTAL		
JANUARY	276	254	22			200	188	12			6
FEBRUARY											
MARCH											
APRIL											
MAY											
JUNE											
JULY											
AUGUST											
SEPTEMBER											
OCTOBER											
NOVEMBER											
DECEMBER											
TOTAL	276	254	22			200	188	12			6

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

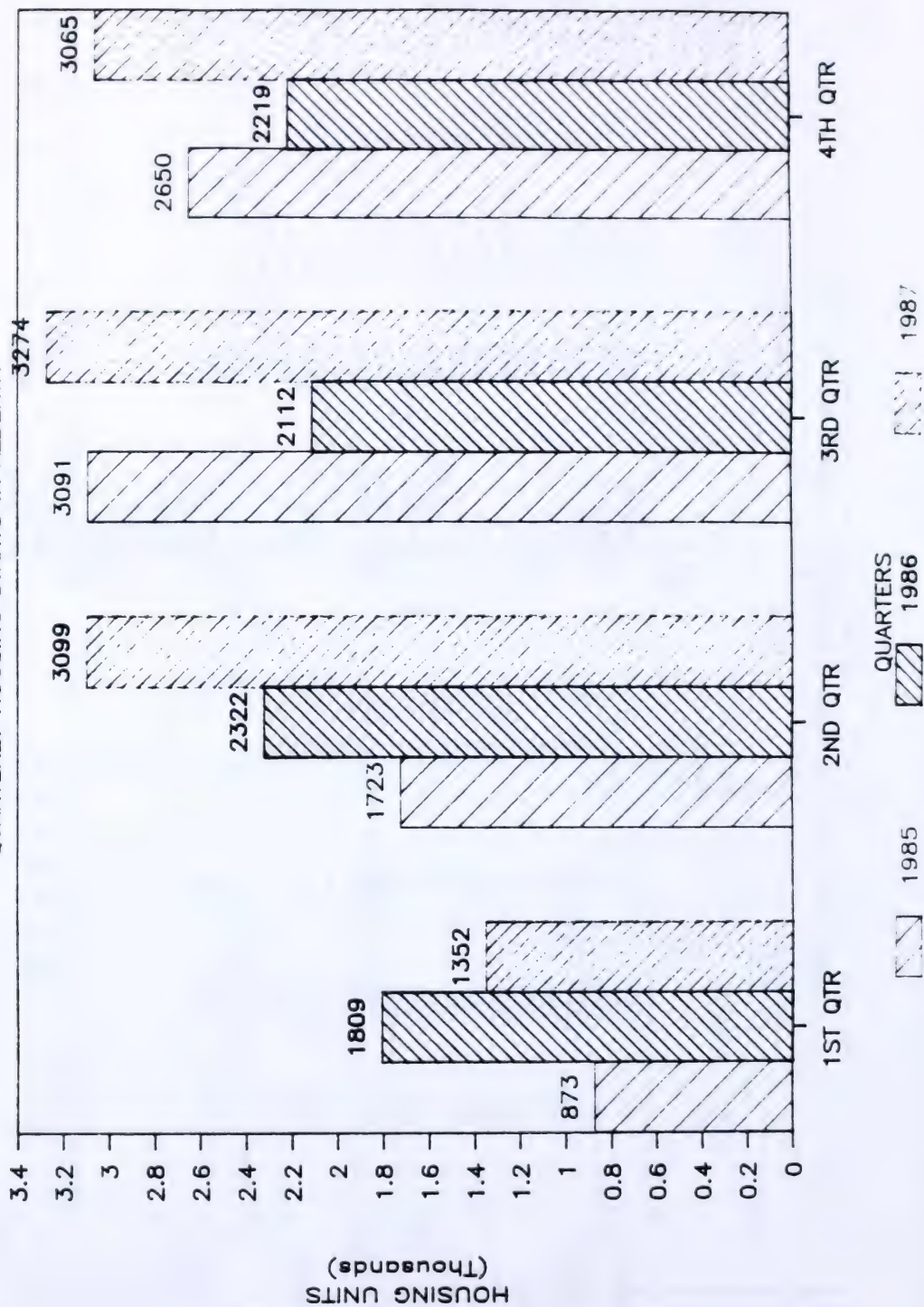


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1986 - 1987	
	1986	1987
		PERCENT CHANGE
FIRST QUARTER	1809	1352
SECOND QUARTER	2322	3099
THIRD QUARTER	2112	3274
FOURTH QUARTER	2219	3065
	-----	-----
TOTAL	8462	10790
		28

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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TABLE 7

JAN-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	201	0	0	0	201	43
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	163	14	0	0	177	35
FORT MCMURRAY	1	0	0	0	1	*
GRANDE PRAIRIE	3	0	0	0	3	-73
LETHBRIDGE	19	2	0	0	21	110
LLOYDMINSTER (ALTA. PART)	6	0	0	0	6	500
MEDICINE HAT	12	0	0	4	16	220
RED DEER	14	2	21	10	47	327
WETASKIWIN	7	0	0	0	7	*
OTHER CENTRES **	1	0	0	0	1	*
TOTAL	427	18	21	14	480	53

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

JAN-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1371	44	257	352	2024	94
CAMROSE	10	0	0	0	10	-23
EDMONTON M.A.	1020	92	68	15	1195	65
FORT MCMURRAY	2	0	0	0	2	-50
GRANDE PRAIRIE	37	0	0	0	37	16
LETHBRIDGE	63	6	32	0	101	38
LLOYDMINSTER(ALTA. PART)	9	0	0	0	9	-50
MEDICINE HAT	44	4	25	32	105	11
RED DEER	67	4	6	0	77	-5
WETASKIWIN	9	0	6	0	15	0
OTHER CENTRES **	21	0	0	0	21	*
TOTAL	2653	150	394	399	3596	71

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

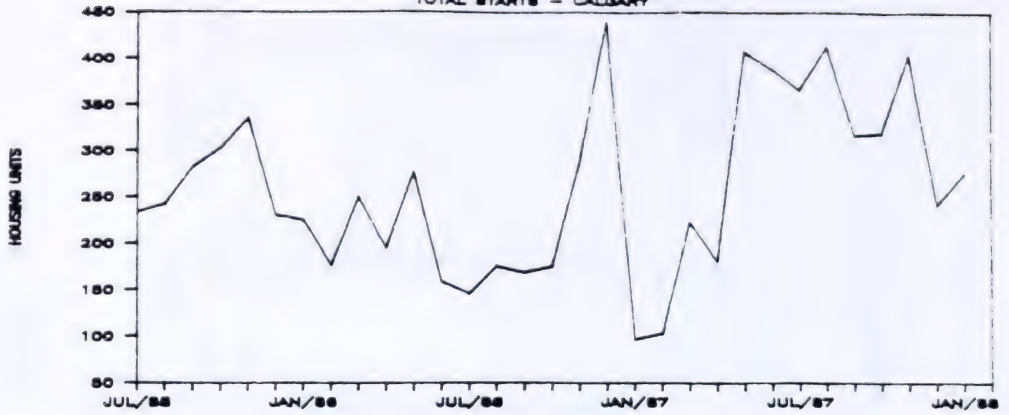


FIGURE 6B
COMPLETIONS - CALGARY

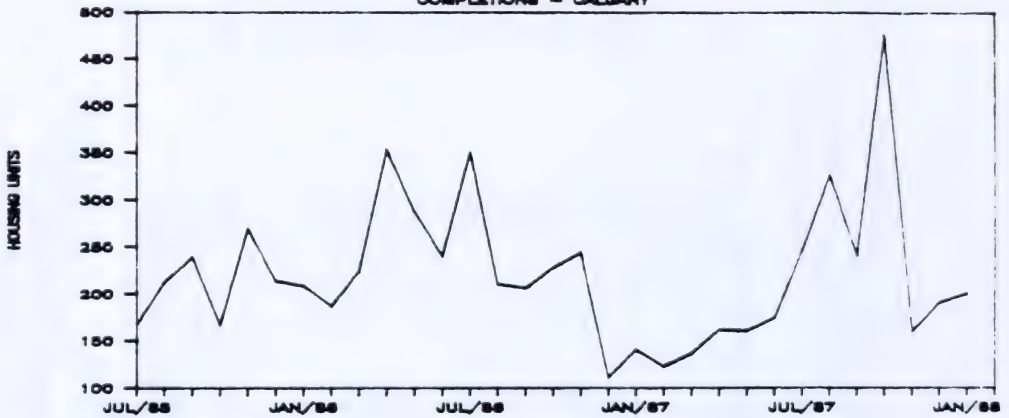


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

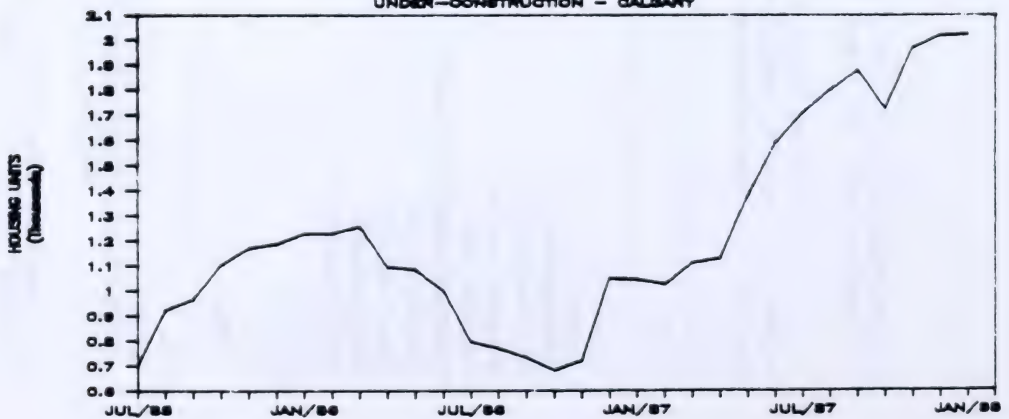


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
----- 1988 -----			
JANUARY	276	201	2024
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 7A
TOTAL STARTS - EDMONTON

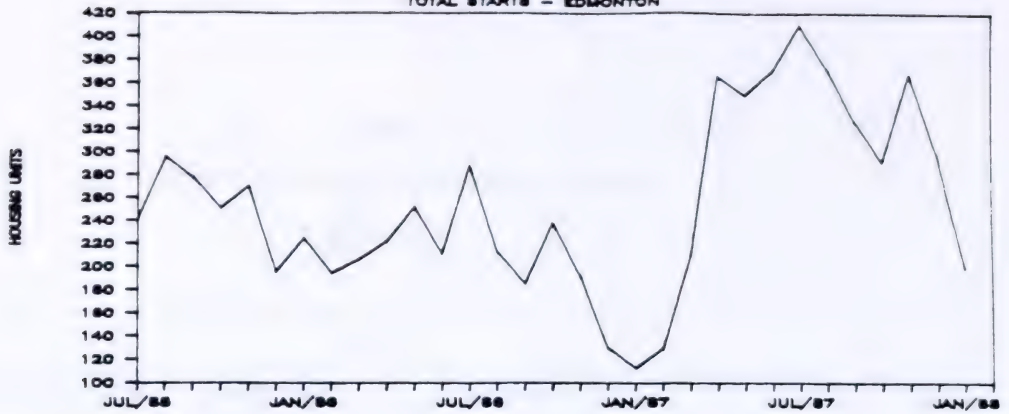


FIGURE 7B
COMPLETIONS - EDMONTON

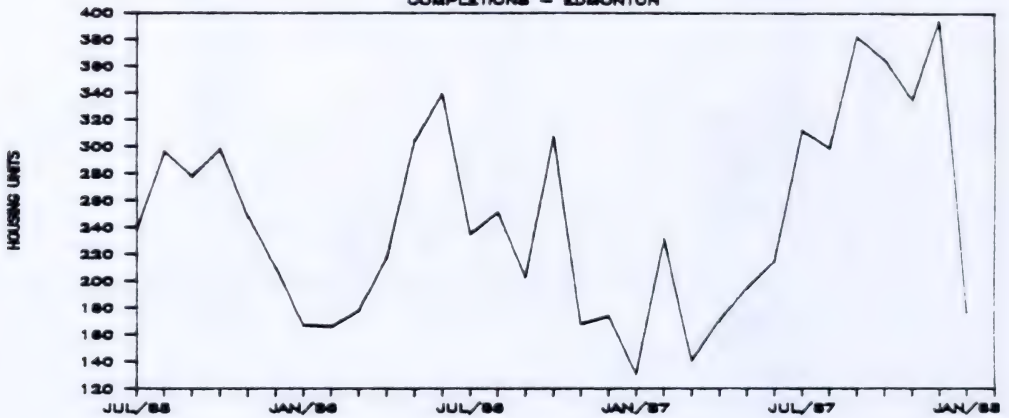


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

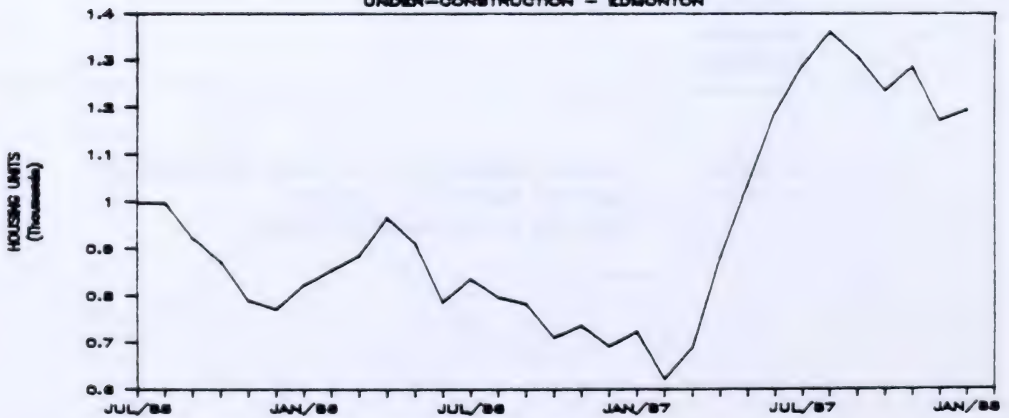


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172
----- 1988 -----			
JANUARY	200	177	1195
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8

NEWLY COMPLETED & UNOCCUPIED — EDMONTON

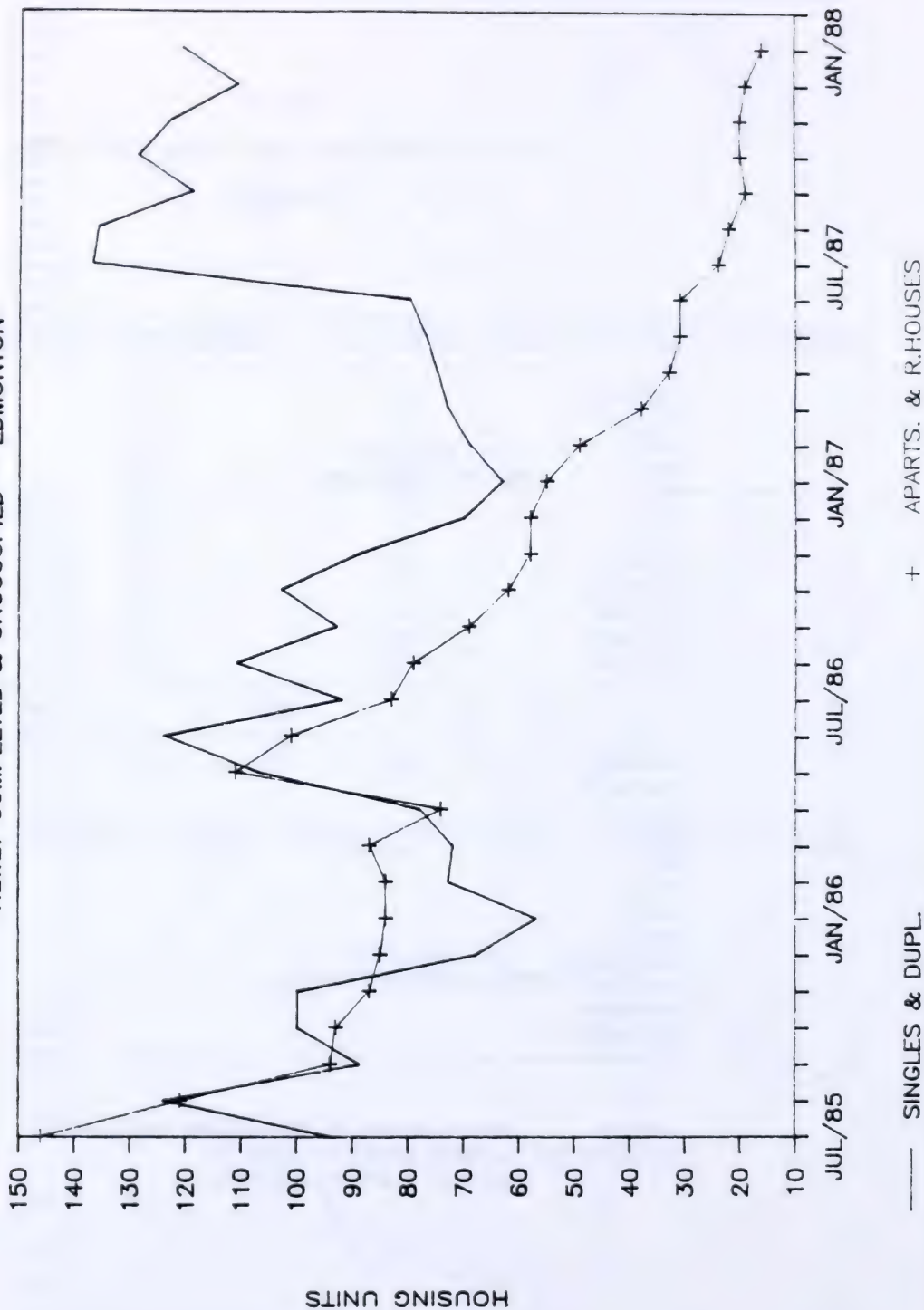


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLICES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----1987-----					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76
-----1988-----					
JANUARY	121	16	137	177	55
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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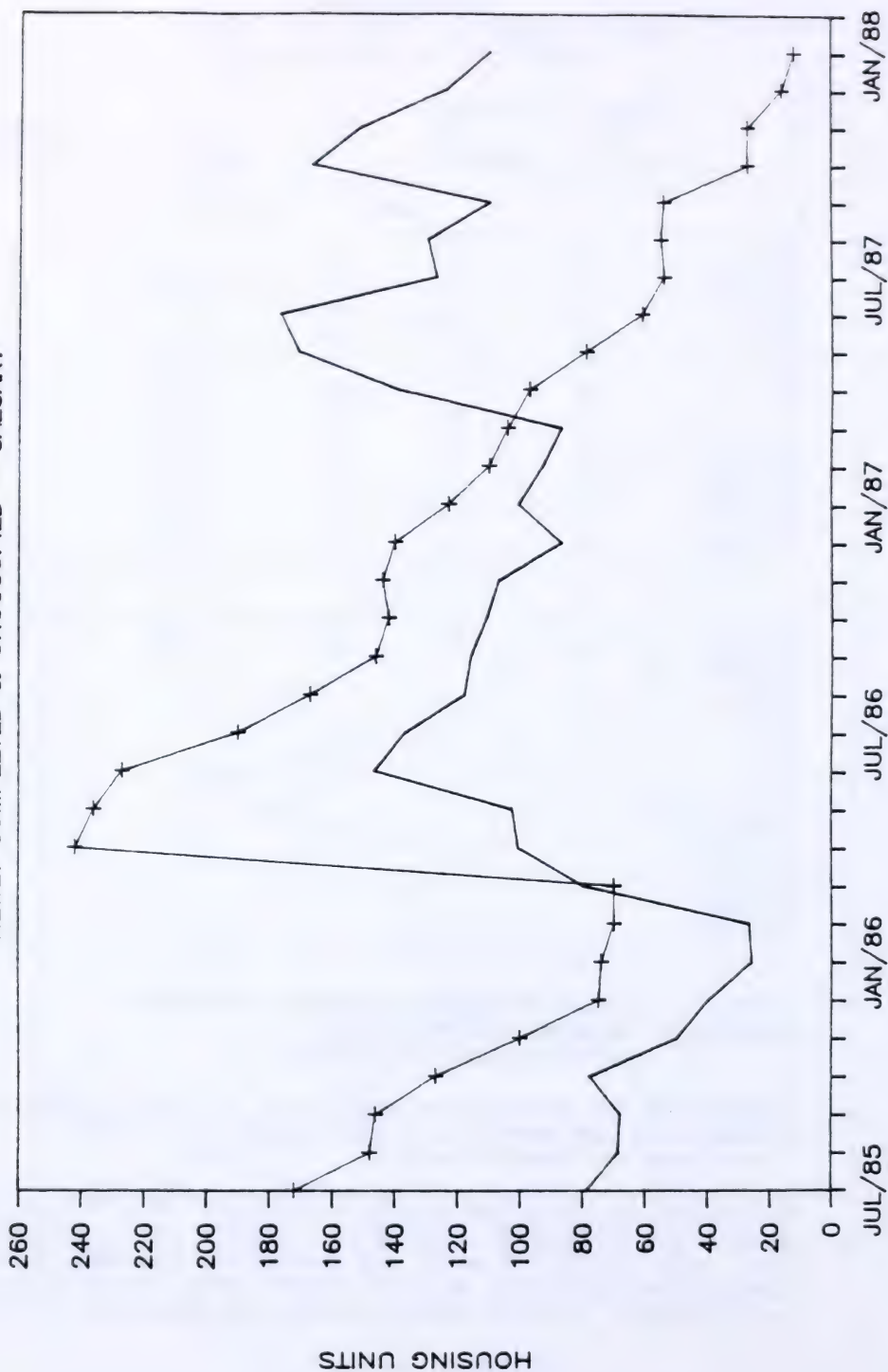
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY



— SINGLES & DUPL.

+ APARTS. & R.HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62

1988					
JANUARY	110	12	122	201	64
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

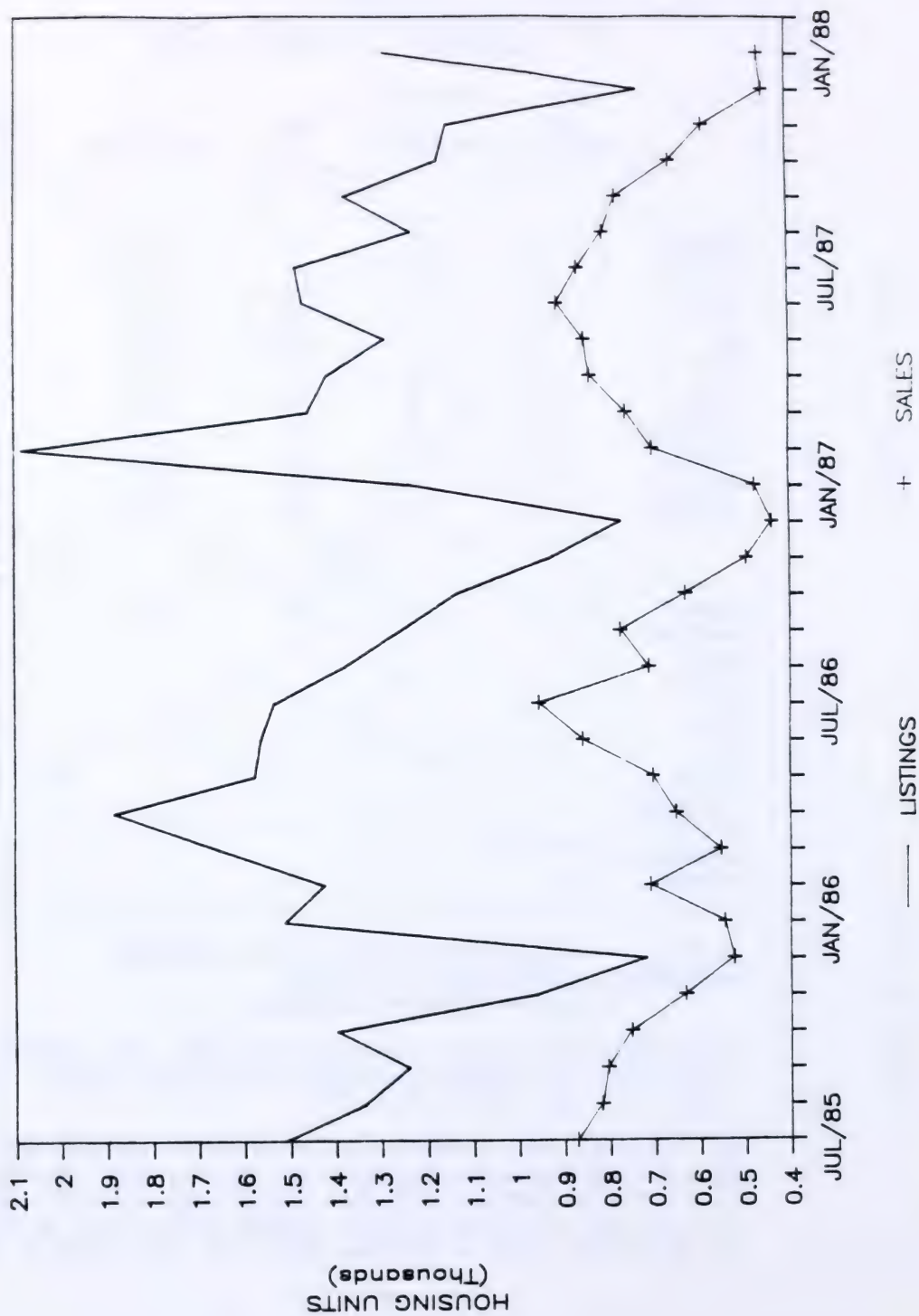


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118
1988				
JANUARY	1288	463	.36	77982
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 11

CALGARY LISTINGS AND SALES

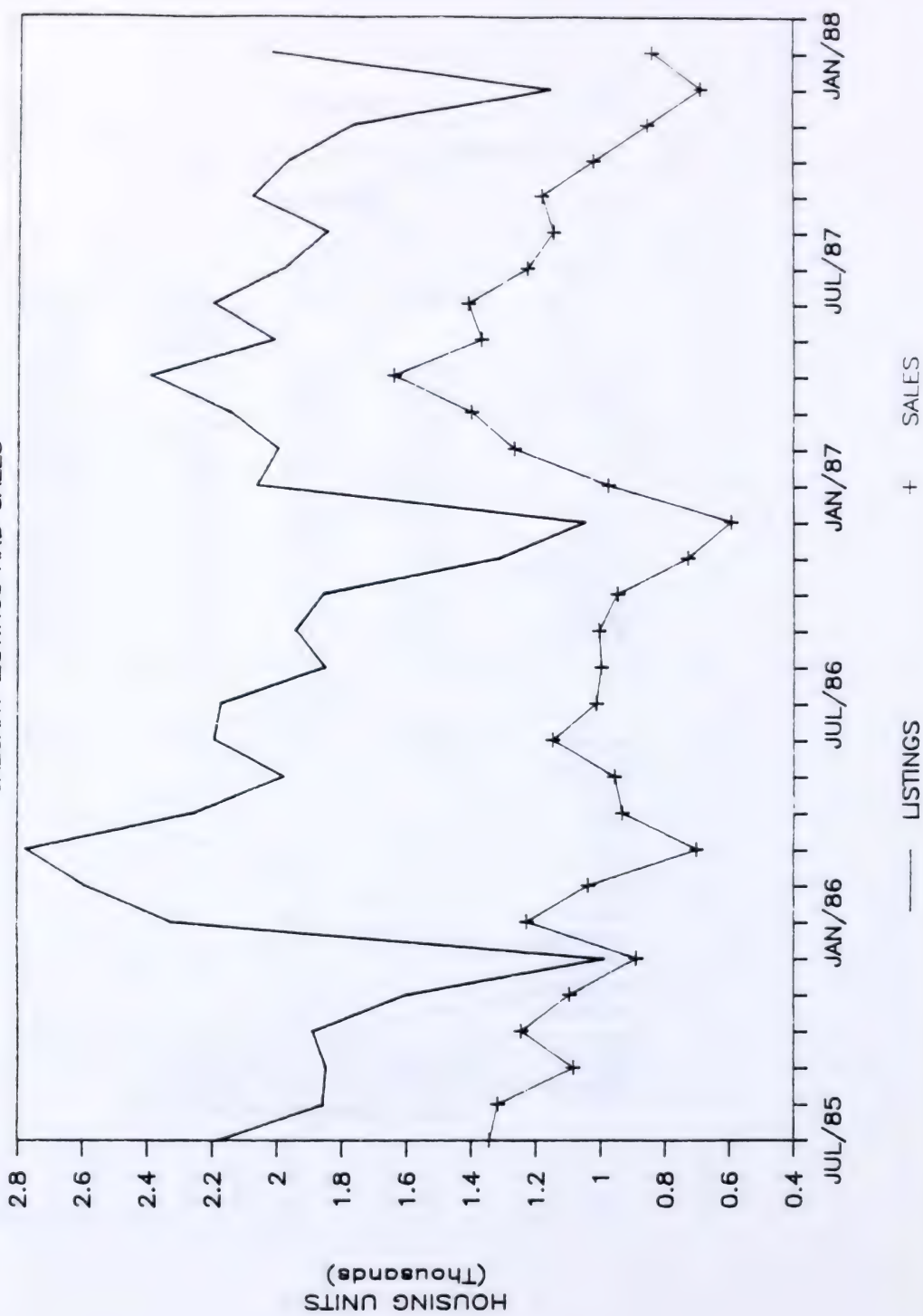


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585
1988				
JANUARY	2021	841	.42	90623
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

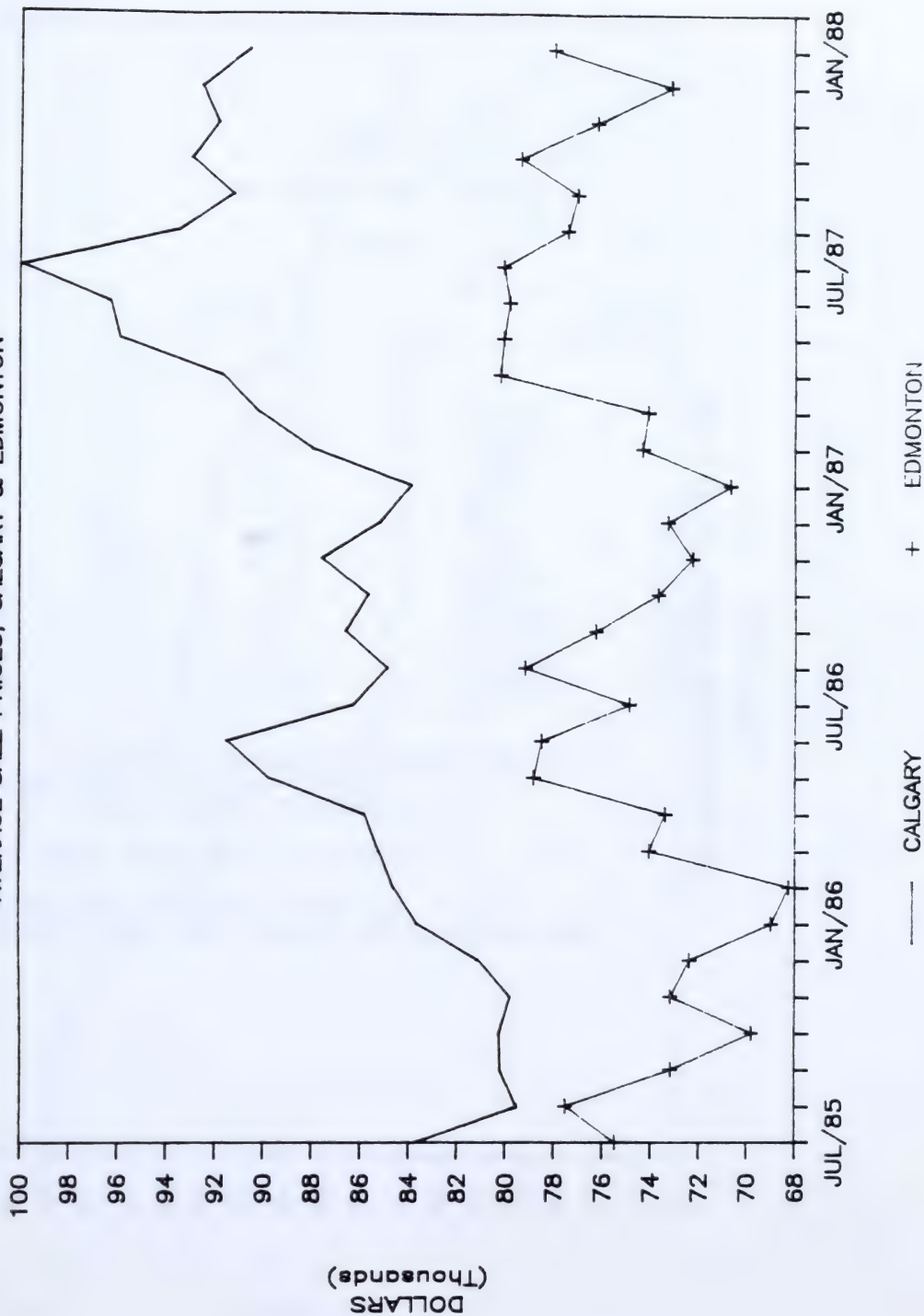


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

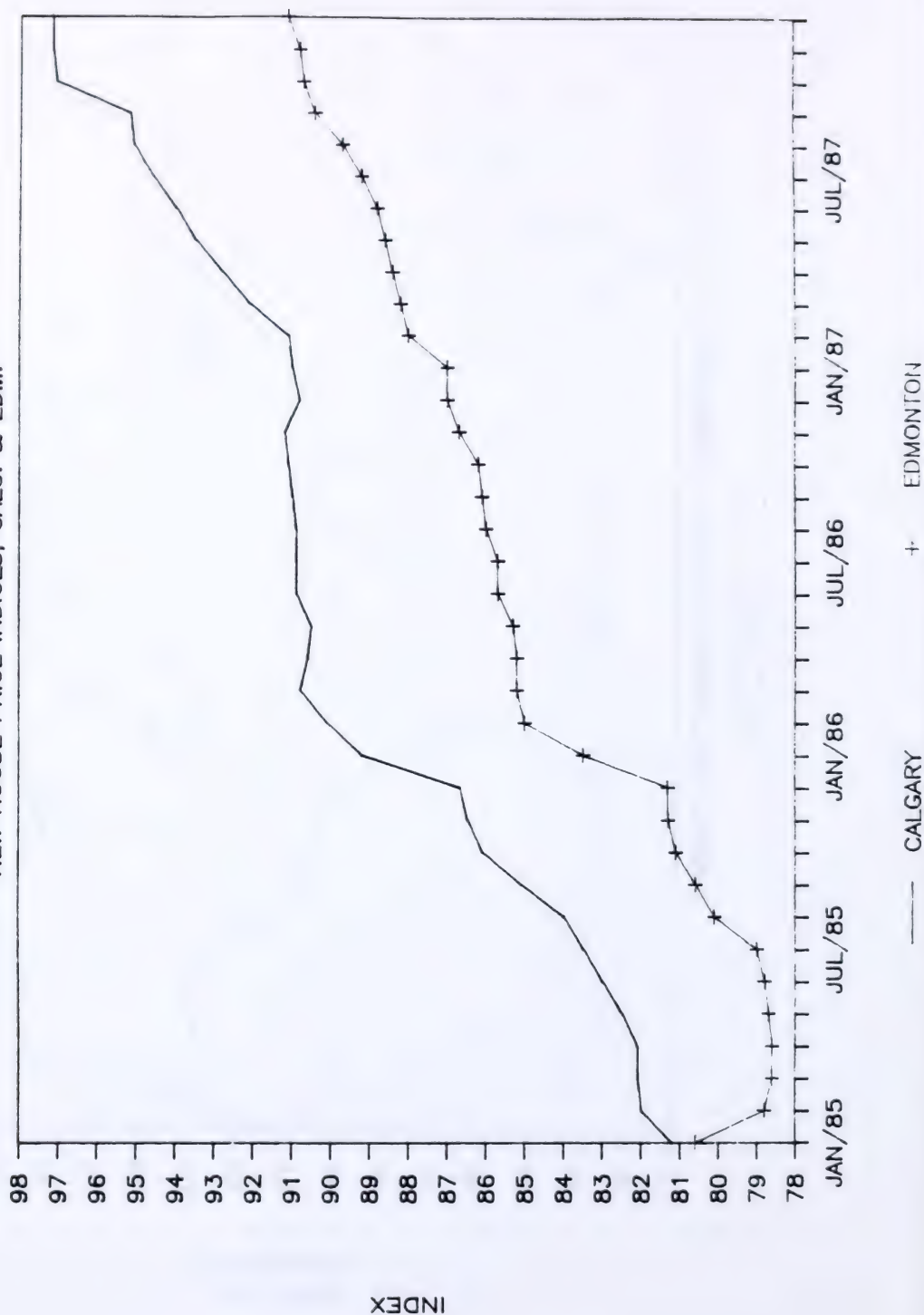


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1986	1987		1986	1987
JANUARY	89.2	91.0	JANUARY	83.5	87.0
FEBRUARY	90.1	91.1	FEBRUARY	85.0	88.0
MARCH	90.8	92.1	MARCH	85.2	88.2
APRIL	90.6	92.8	APRIL	85.2	88.4
MAY	90.5	93.5	MAY	85.3	88.6
JUNE	90.9	94.0	JUNE	85.7	88.8
JULY	90.9	94.6	JULY	85.7	89.2
AUGUST	90.9	95.1	AUGUST	86.0	89.7
SEPTEMBER	91.0	95.2	SEPTEMBER	86.1	90.4
OCTOBER	91.1	97.1	OCTOBER	86.2	90.7
NOVEMBER	91.2	97.2	NOVEMBER	86.7	90.8
DECEMBER	90.8	97.2	DECEMBER	87.0	91.1

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL. 1-011

CANADIANA

MAR 30 1988

RESIDENTIAL CONSTRUCTION IN ALBERTA

FEBRUARY 1988

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

FEBRUARY 1988

**ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT**

**ISSN 0823-3047
02/88 (245)**

Highlights

Urban Alberta

- ° Housing starts in February reached 419 units, an increase of 47% from 286 units in February 1987.
- ° Total starts for the first two months rose by 74% to 966 units from 554 for 1987. Both singles and multiples were up 72% and 109% respectively.
- ° Housing under construction in February fell from the preceding month to 3,399 units, but still 74% greater than the 1987 level (1,949).

Calgary

- ° Calgary's starts amounted to 192 units last month, down 34% from the previous month, but up 85% compared to February of 1987.
- ° Total starts to date showed a 140% increase to 482 units from 201 for 1987. Single family starts rose by 135% while multiples jumped by 300%.
- ° Housing under construction decreased to 1,946 units from 2,107 the month before. Inventory of newly completed and unoccupied housing also decreased marginally to 120 units as a result of a record high rate of absorption of 69% reached in February.
- ° In the resale housing market, the number of houses sold jumped 23% to 1,038 units over the January figure of 841, although this level of sales was 18% lower than February 1987.
- ° The average selling price also increased to \$91,213 last month, up 4% and 1% from the February 1987 and the January 1988 average price. The new housing price index jumped sharply to 99.8 in January, up 3% from December 1987, and up 10% from January 1987.

Edmonton

- ° Edmonton's housing starts dropped 13% compared to the previous month to 174 units in February, but increased 34% compared to February 1987.
- ° Total starts to date rose by 54% to 374 units over the same period 1987. 27 multiples were started for the first two months of the year compared to 0 in 1987. Single family starts increased 43% over last year.
- ° Housing under construction fell 6% from the month before to 1,118 units. However, inventory of newly completed and unoccupied housing increased 3% to 142 units despite that the rate of absorption reached a very high level of 63% last month.
- ° Resale housing market activities increased last month with 667 units sold, up 44% from the preceding month, but still 5% behind last year's level.
- ° The average selling price dropped 2% to \$76,385 from \$77,982 last month. However, the new housing price index continued to show an upward movement to 91.7 in January, a 5% increase from January 1987.

TABLE 1

FEB-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	190	2	0	0	192	85
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	159	12	3	0	174	34
FORT McMURRAY	0	0	0	0	0	*
GRANDE PRAIRIE	6	0	0	0	6	20
LETHBRIDGE	2	0	0	0	2	-71
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	*
MEDICINE HAT	4	0	0	3	7	-13
RED DEER	9	0	8	0	17	-35
WETASKIWIN	1	2	0	0	3	-25
OTHER CENTRES **	16	0	0	0	16	1500
TOTAL	389	16	11	3	419	47

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

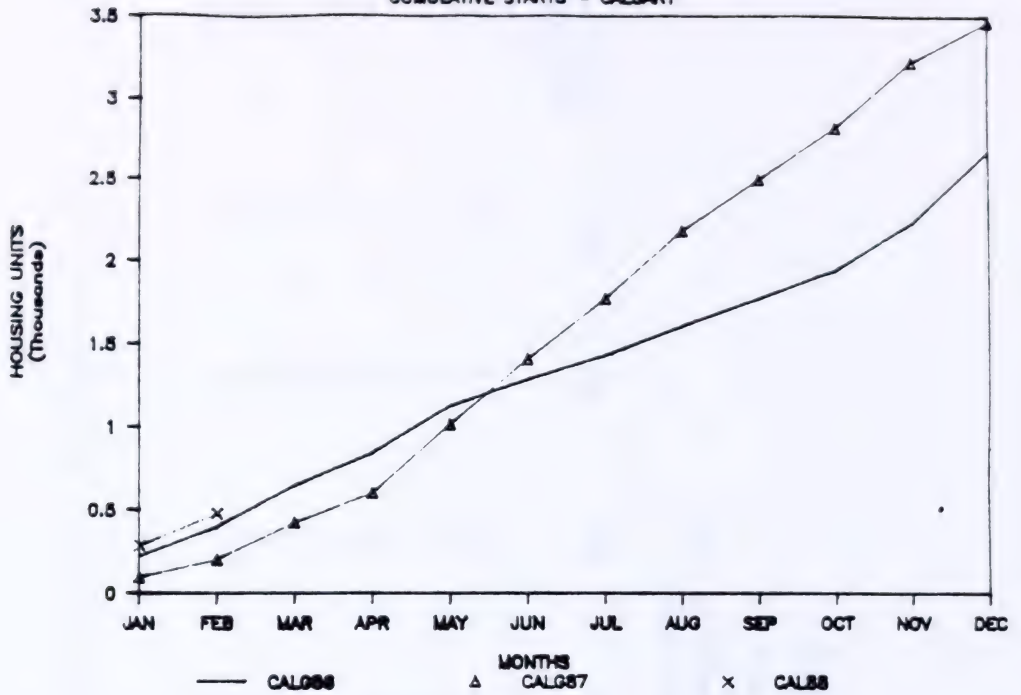


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

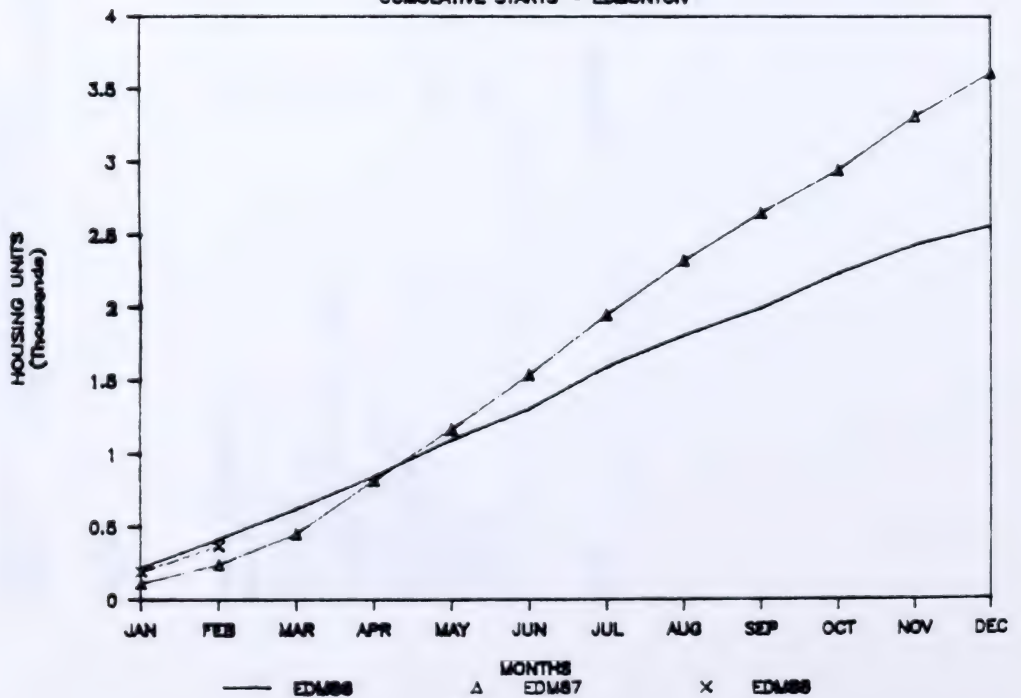


TABLE 2

FEB-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1987	1988	1987	1988	1987	1988	1987	1988	
CALGARY	195	458	6	2	0	22	0	201	482
CAMROSE	3	1	0	0	0	0	0	3	1
EDMONTON M.A.	243	347	0	20	0	7	0	243	374
FORT MCMURRAY	0	1	0	0	0	0	0	0	1
GRANDE PRAIRIE	10	8	0	0	0	0	0	10	8
LETHBRIDGE	19	21	0	2	0	0	0	19	23
LLOYDMINSTER(ALTA. PART)	1	5	0	0	0	0	0	1	5
MEDICINE HAT	20	14	0	0	0	0	0	20	17
RED DEER	25	25	0	0	27	8	0	52	33
WETASKIWIN	4	1	0	2	0	3	0	4	6
OTHER CENTRES **	1	16	0	0	0	0	0	1	16
TOTAL	521	897	6	26	27	40	0	554	966
PERCENT CHANGE BY TYPE	72		333		48		*	74	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, FLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

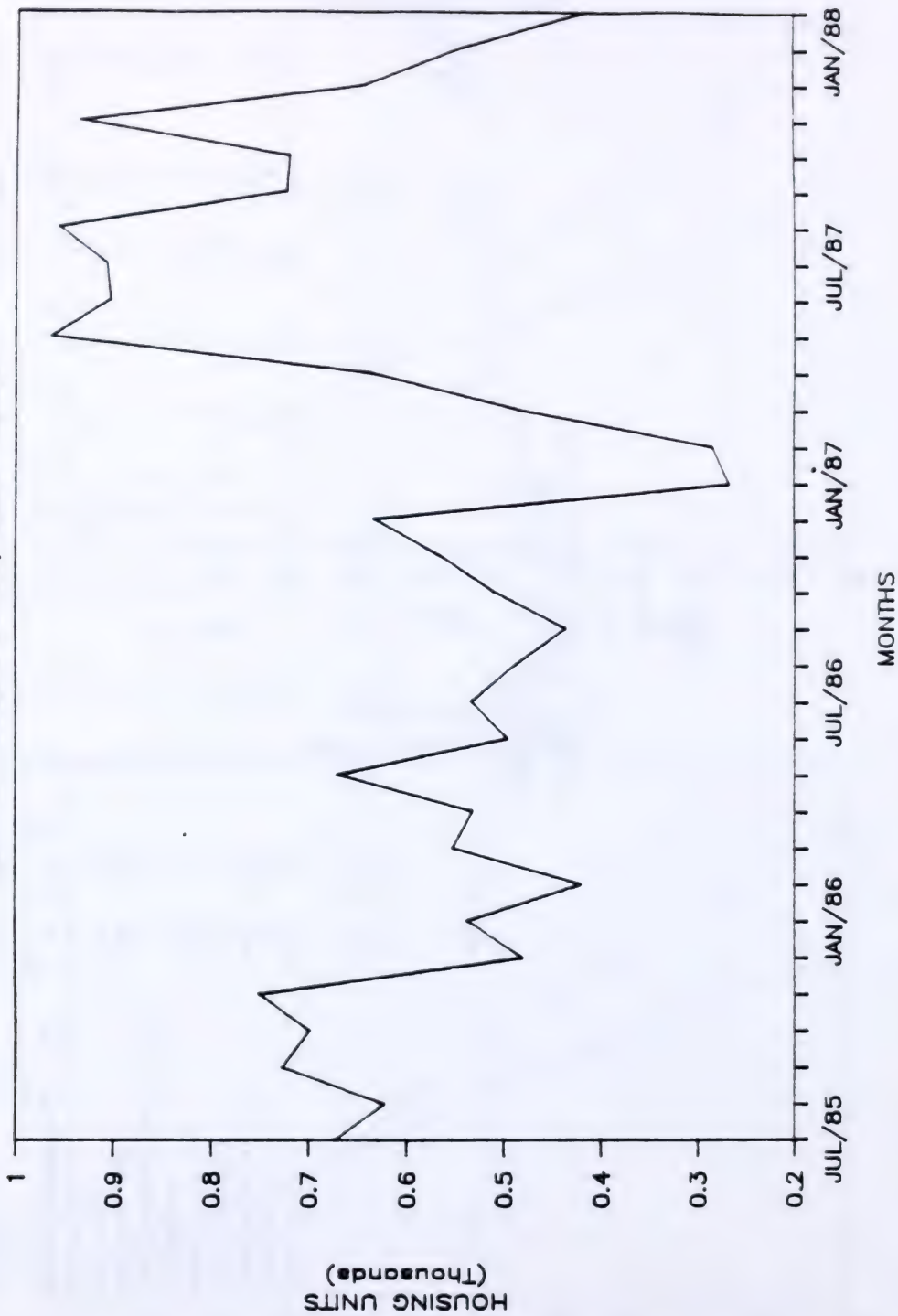


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	419	47
MARCH	485		
APRIL	639		
MAY	964		
JUNE	903		
JULY	908		
AUGUST	957		
SEPTEMBER	723		
OCTOBER	720		
NOVEMBER	936		
DECEMBER	643		
TOTAL	8432	966	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

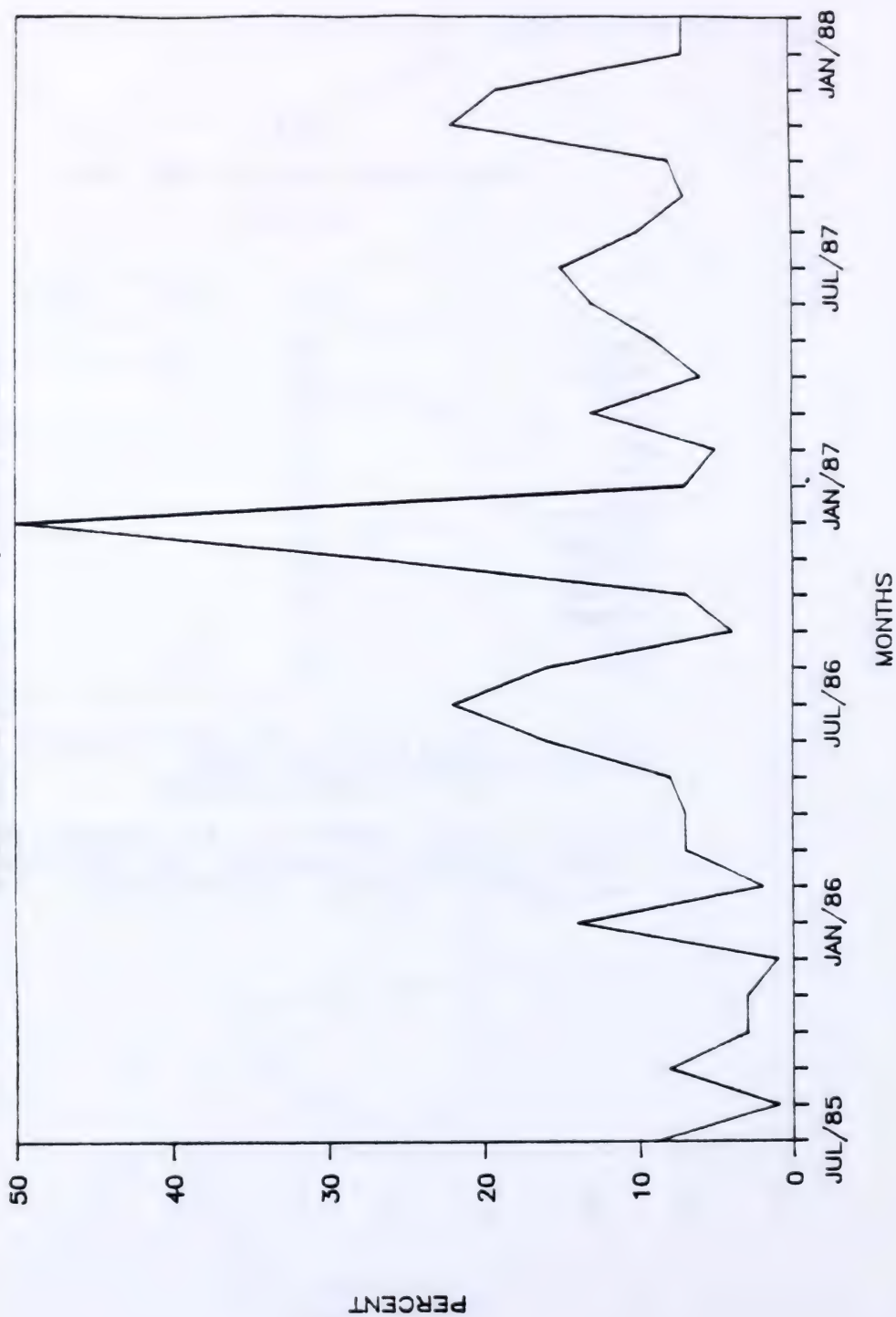


TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	419	389	30	7
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	966	897	69	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

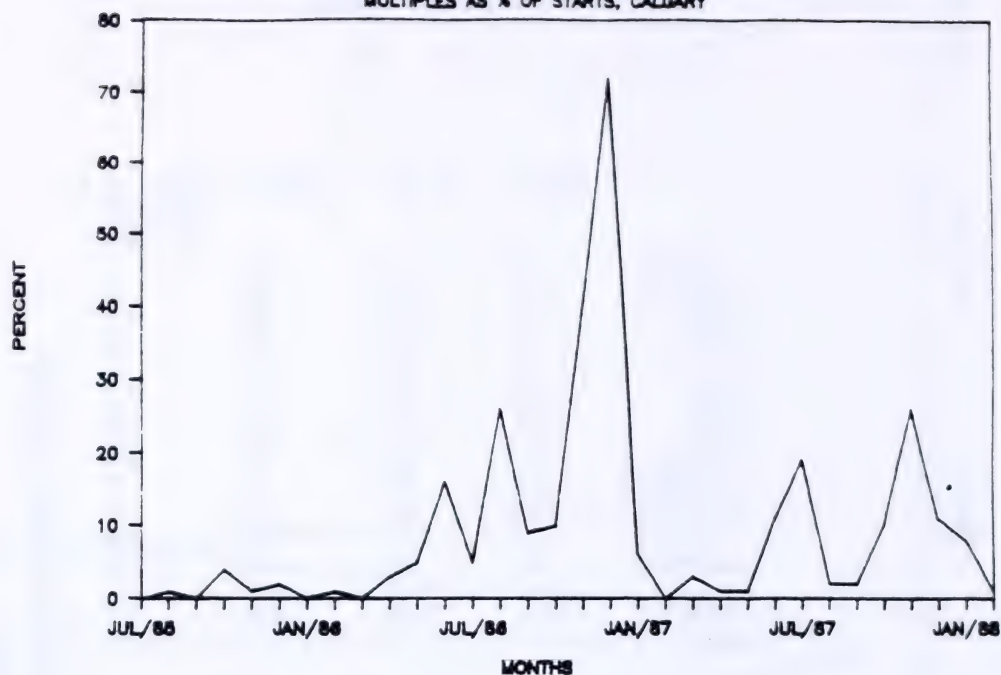


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

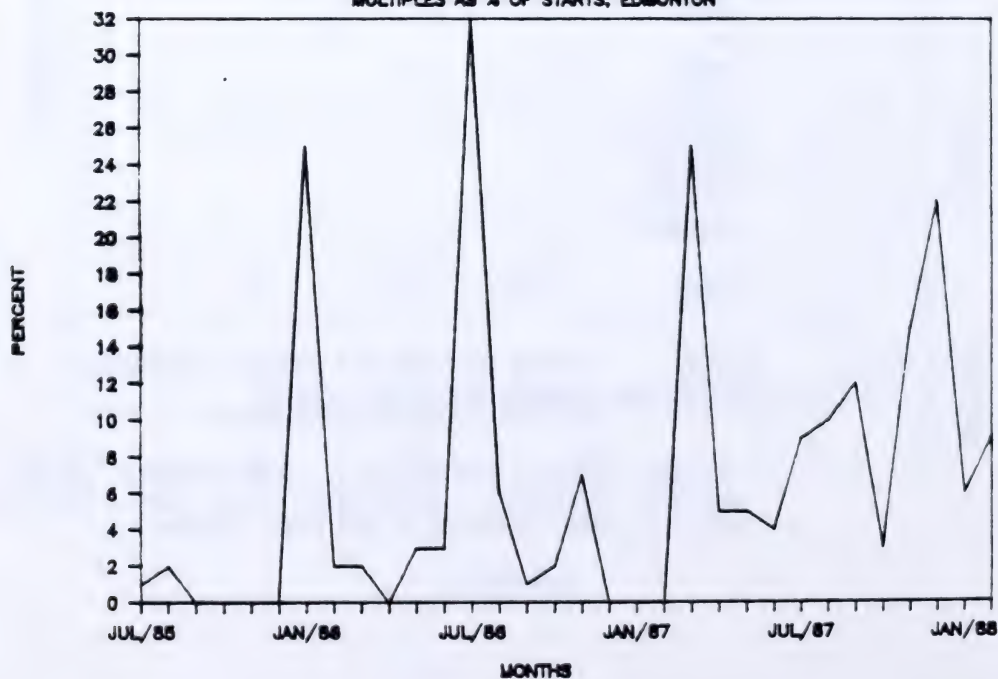


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987					EDMONTON (METRO)				
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	97	91	6	JANUARY	113	0	0		
FEBRUARY	104	104	0	FEBRUARY	130	0	0		
MARCH	223	217	3	MARCH	210	52	25		
APRIL	182	180	1	APRIL	366	17	5		
MAY	408	404	1	MAY	350	16	5		
JUNE	389	348	11	JUNE	371	16	4		
JULY	367	299	19	JULY	410	36	9		
AUGUST	413	405	2	AUGUST	372	38	10		
SEPTEMBER	317	311	2	SEPTEMBER	327	38	12		
OCTOBER	320	288	10	OCTOBER	292	10	3		
NOVEMBER	404	300	26	NOVEMBER	368	54	15		
DECEMBER	242	215	11	DECEMBER	299	66	22		
TOTAL	3466	3162	9	TOTAL	3608	343	10		

1988					EDMONTON (METRO)				
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	290	268	8	JANUARY	200	188	6		
FEBRUARY	192	190	1	FEBRUARY	174	159	9		
MARCH				MARCH					
APRIL				APRIL					
MAY				MAY					
JUNE				JUNE					
JULY				JULY					
AUGUST				AUGUST					
SEPTEMBER				SEPTEMBER					
OCTOBER				OCTOBER					
NOVEMBER				NOVEMBER					
DECEMBER				DECEMBER					
TOTAL	482	458	24	TOTAL	374	347	27		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

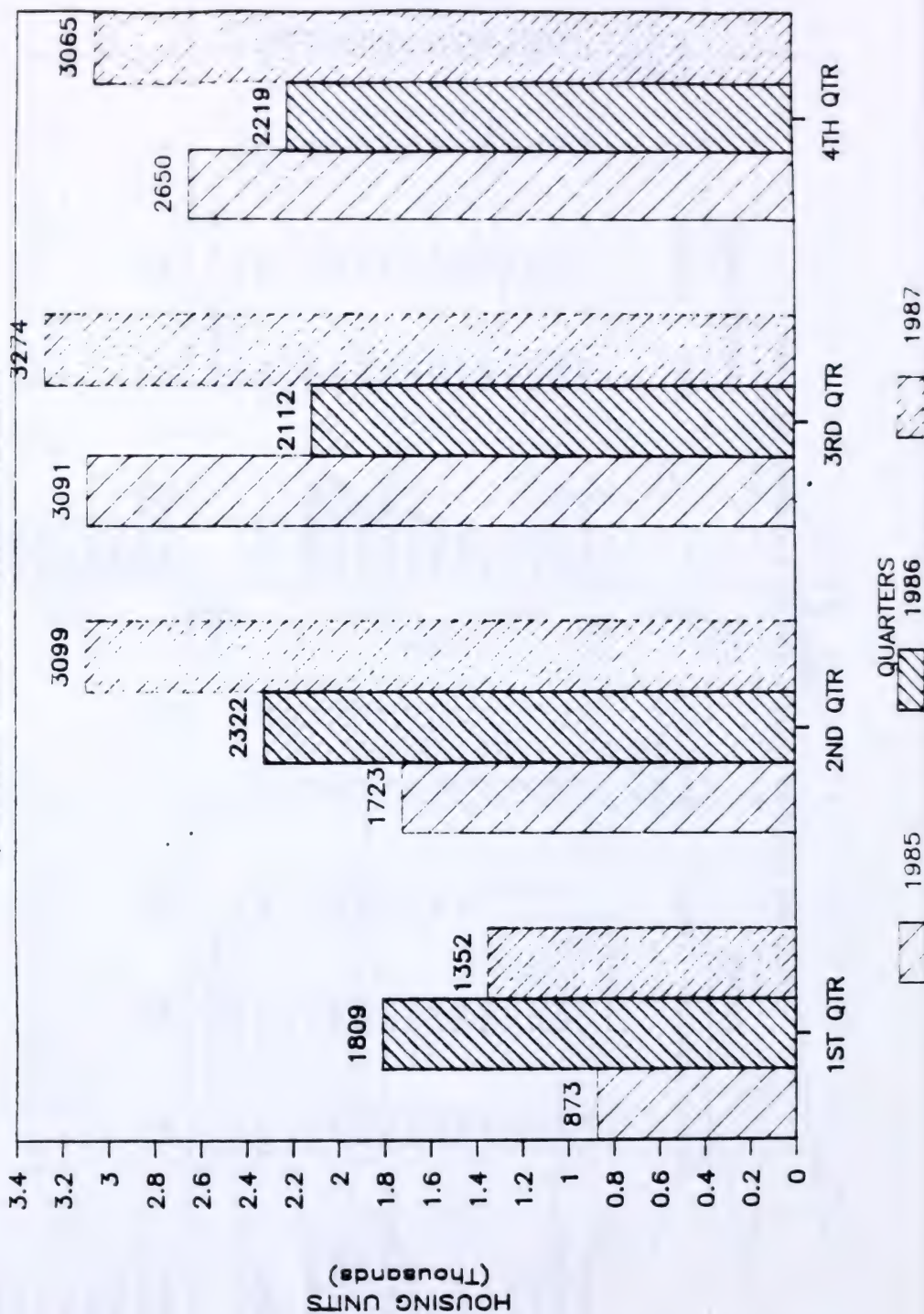


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1986 - 1987

	1986	1987	PERCENT CHANGE
FIRST QUARTER	1809	1352	-25
SECOND QUARTER	2322	3099	33
THIRD QUARTER	2112	3274	55
FOURTH QUARTER	2219	3065	38
TOTAL	8462	10790	28

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

FEB-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	270	0	0	0	270	120
CAMROSE	3	0	0	0	3	50
EDMONTON M.A.	229	22	0	0	251	9
FORT McMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	17	0	0	0	17	113
LETHBRIDGE	5	0	0	0	5	25
LLOYDMINSTER(ALTA. PART)	4	0	0	0	4	-50
MEDICINE HAT	10	0	0	0	10	-73
RED DEER	21	2	6	0	29	45
WETASKIWIN	4	0	0	0	4	300
OTHER CENTRES **	23	0	0	0	23	*
TOTAL	586	24	6	0	616	41

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

FEB-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1291	46	257	352	1946	90
CAMROSE	7	0	0	0	7	-42
EDMONTON M.A.	950	82	71	15	1118	80
FORT MCMURRAY	2	0	0	0	2	0
GRANDE PRAIRIE	26	0	0	0	26	-10
LETHBRIDGE	60	6	32	0	98	29
LLOYDMINSTER(ALTA. PART)	7	0	0	0	7	-30
MEDICINE HAT	38	4	25	35	102	55
RED DEER	55	2	8	0	65	-25
WETASKINW	6	2	6	0	14	-22
OTHER CENTRES **	14	0	0	0	14	1300
TOTAL	2456	142	399	402	3399	74

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

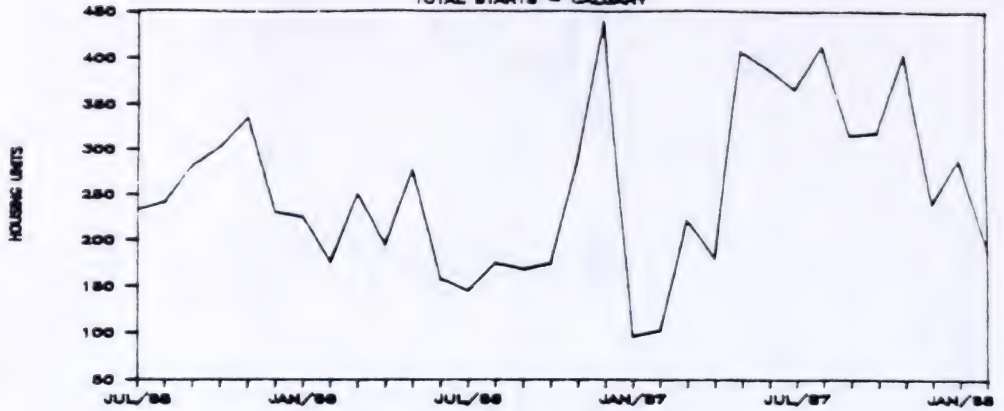


FIGURE 6B
COMPLETIONS - CALGARY

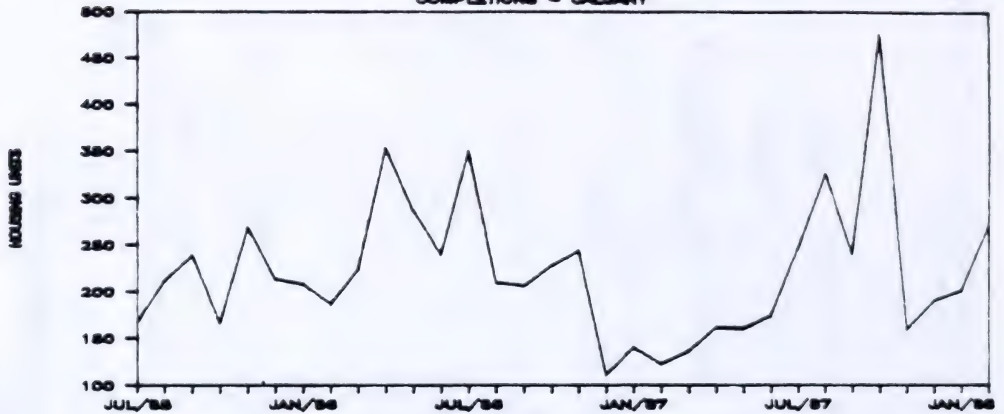


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

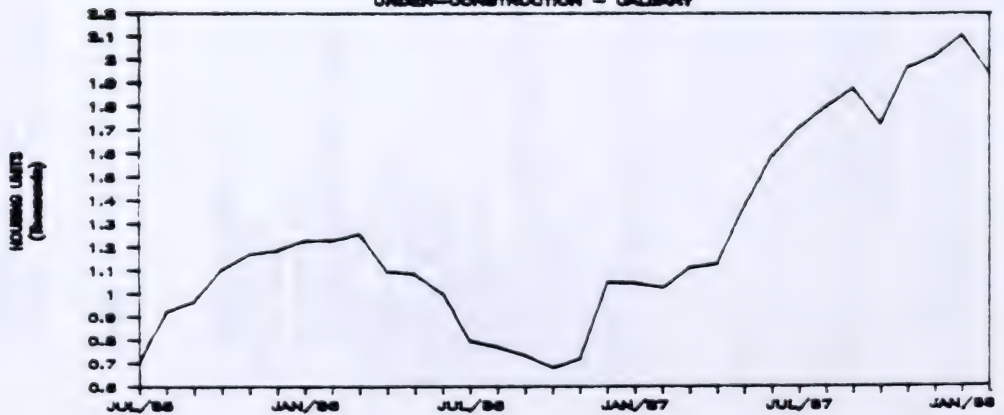


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1987			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
1988			
JANUARY	290	202	2107
FEBRUARY	192	270	1946
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

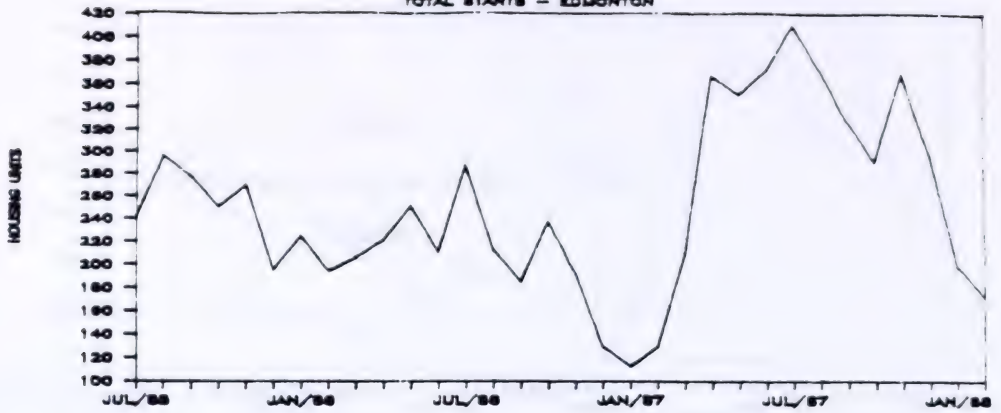


FIGURE 7B
COMPLETIONS - EDMONTON

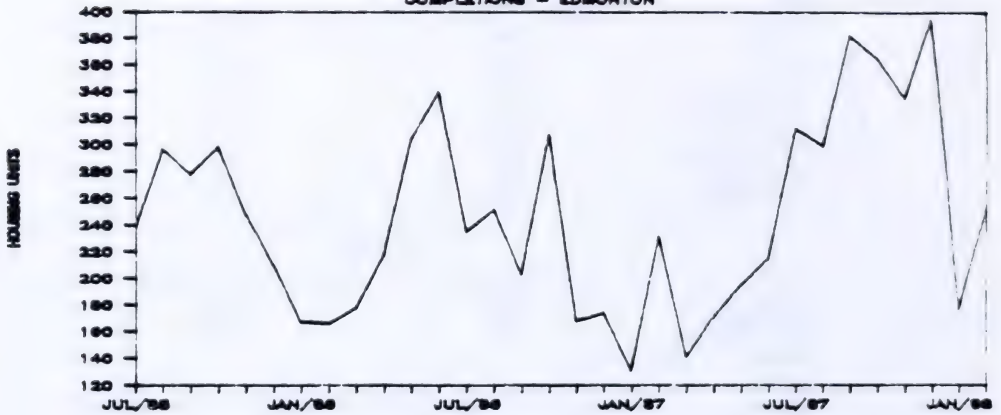


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

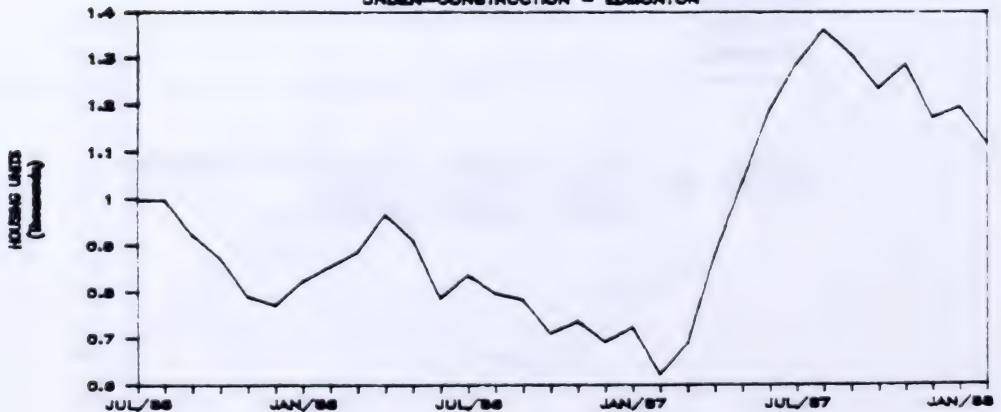


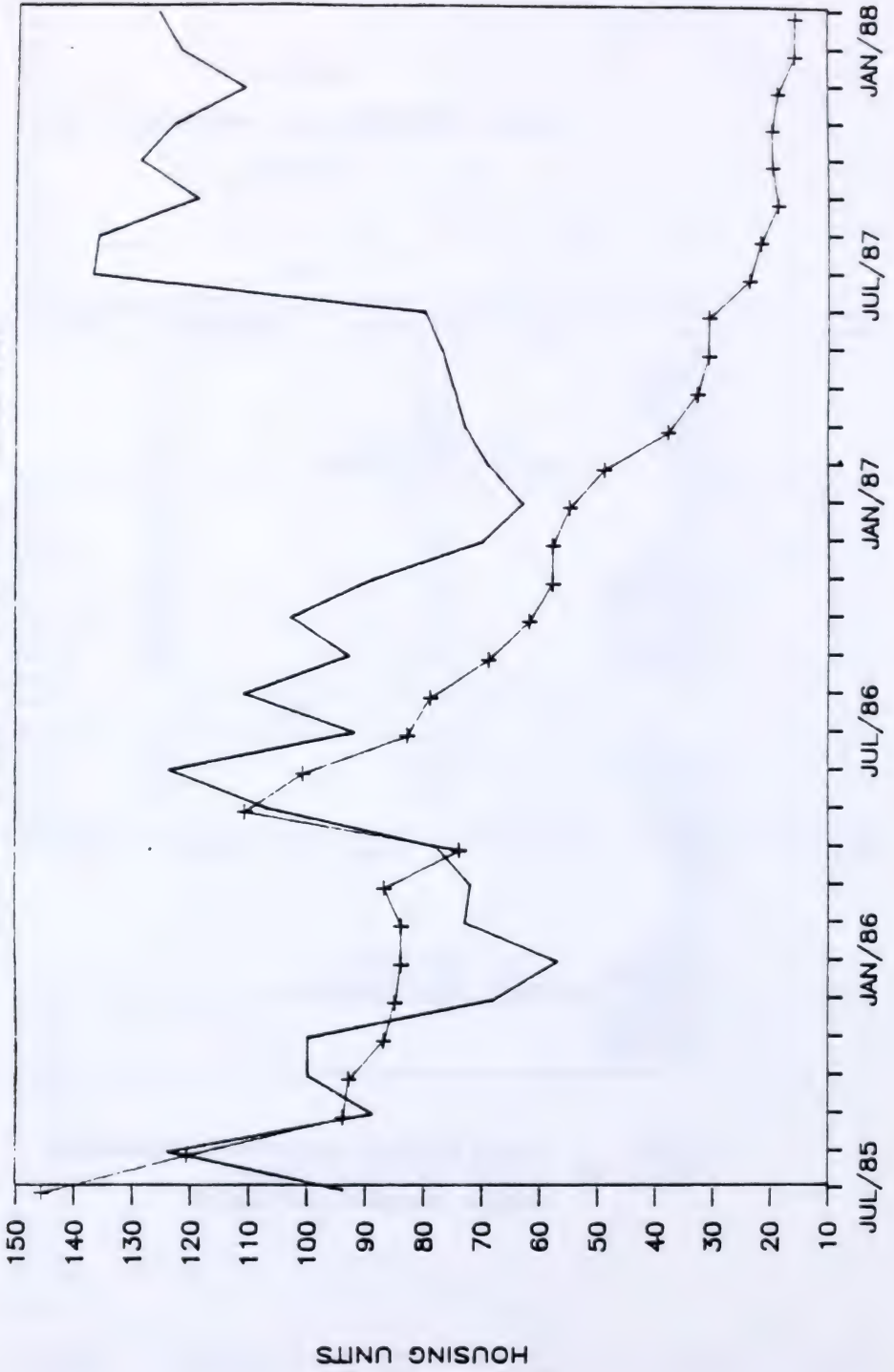
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1987			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172
1988			
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED -- EDMONTON



HOUSING UNITS

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76

1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

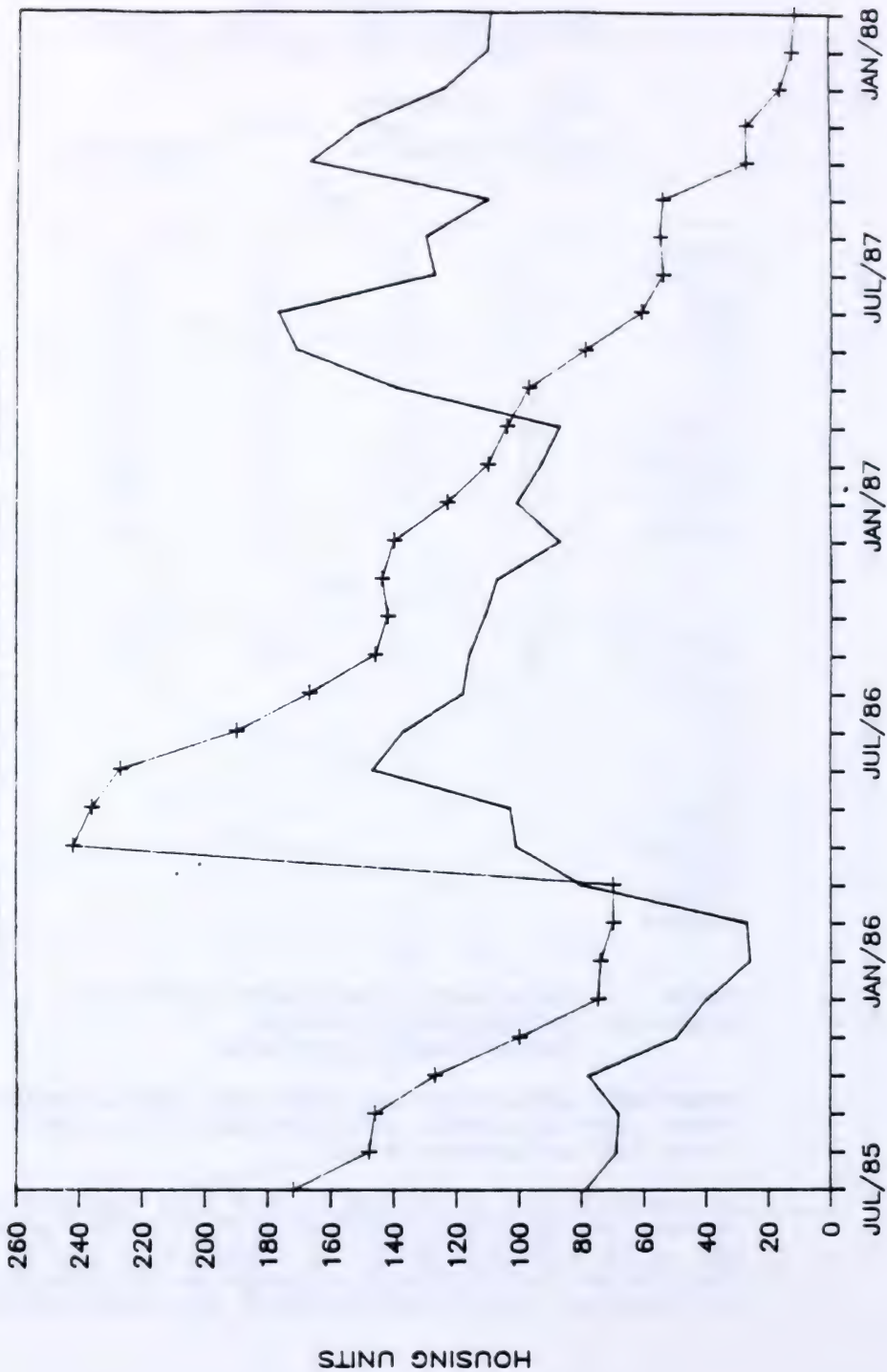
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
 **THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY



— SINGLES & DUPL.

+ APARTS. & R.HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62

1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	270	69
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
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 CUPED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

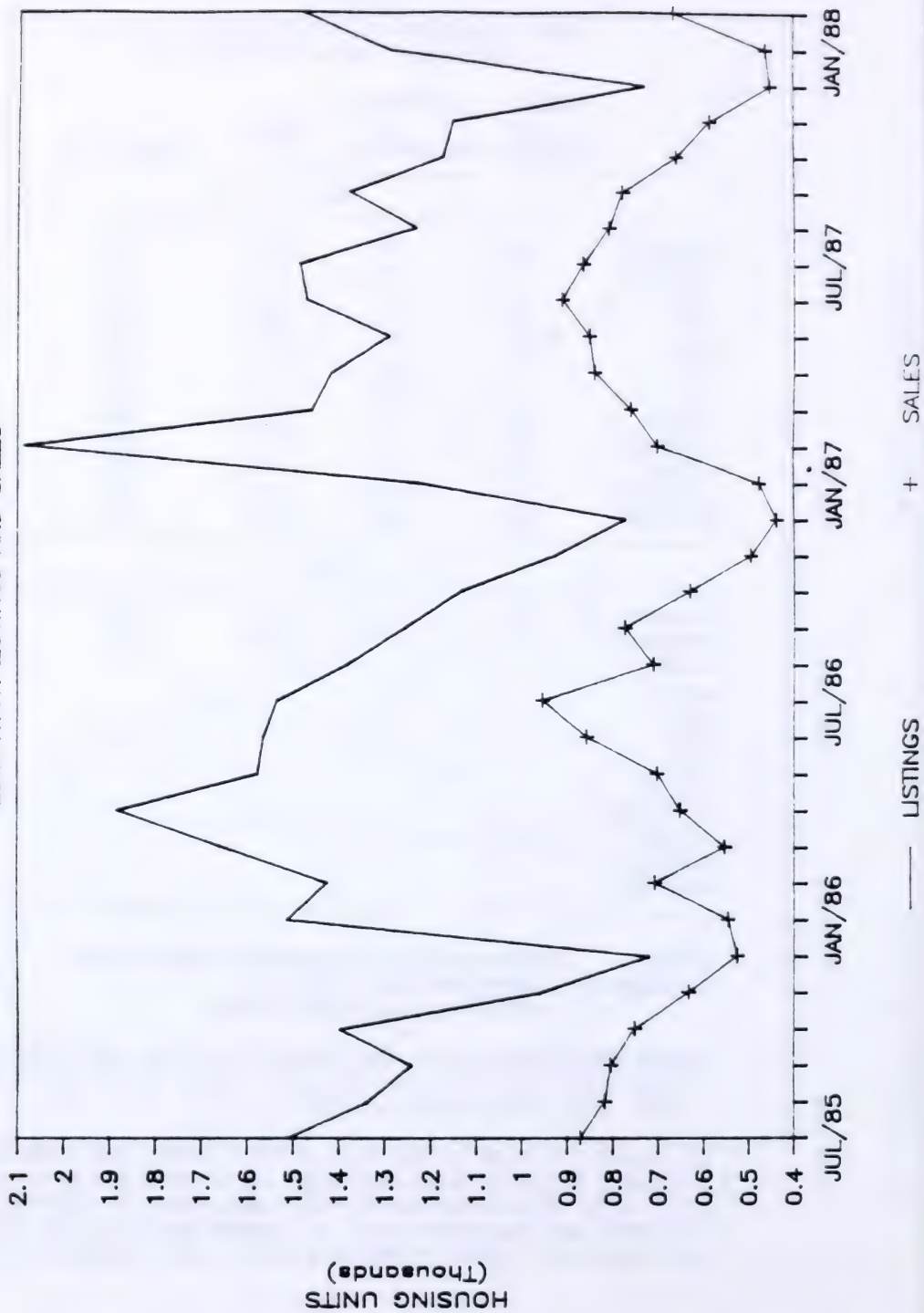


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118

1988				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11

CALGARY LISTINGS AND SALES

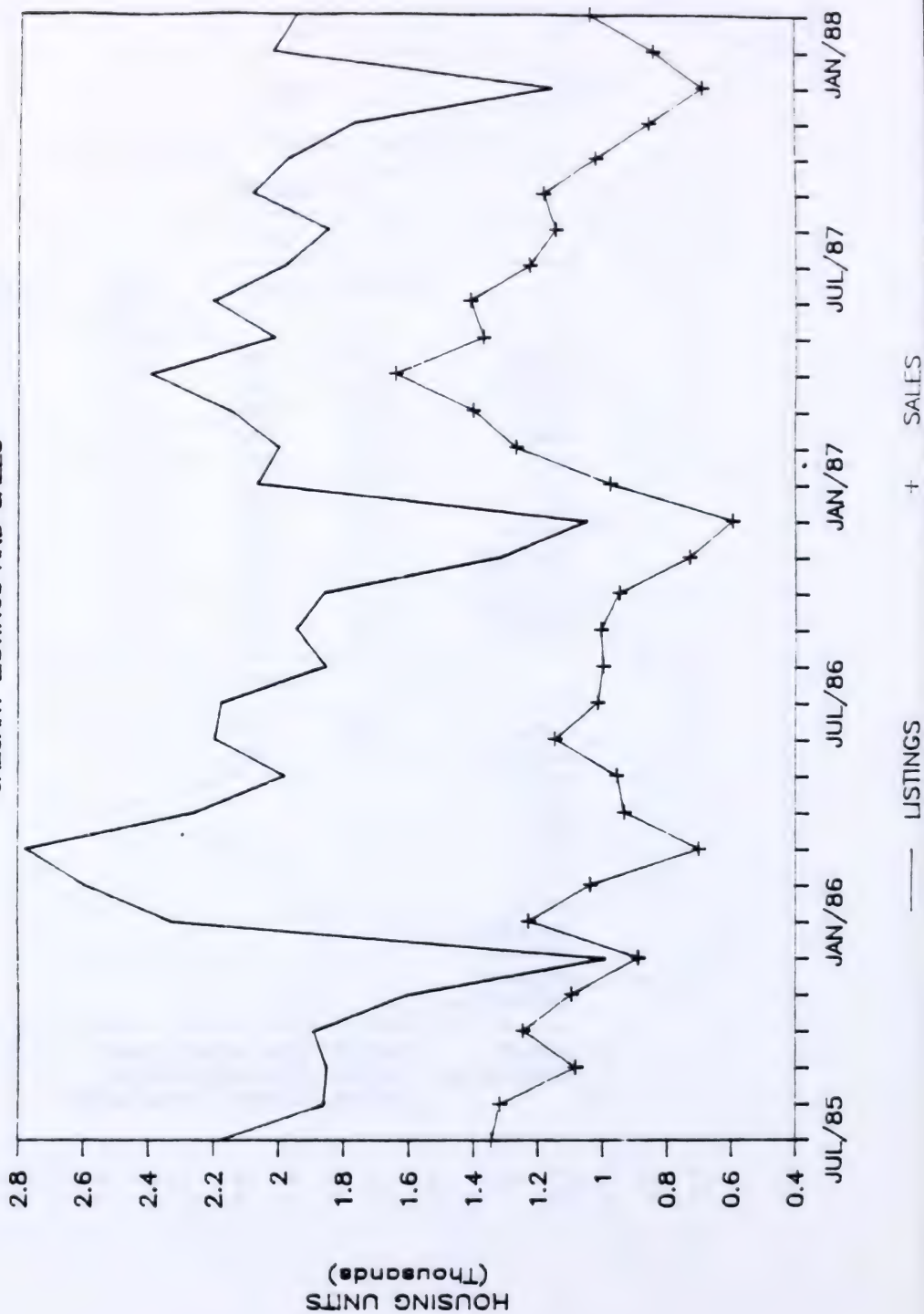


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE
CALGARY

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585
1988				
JANUARY	2021	841	.42	90623
FEBRUARY	1945	1038	.53	91213
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

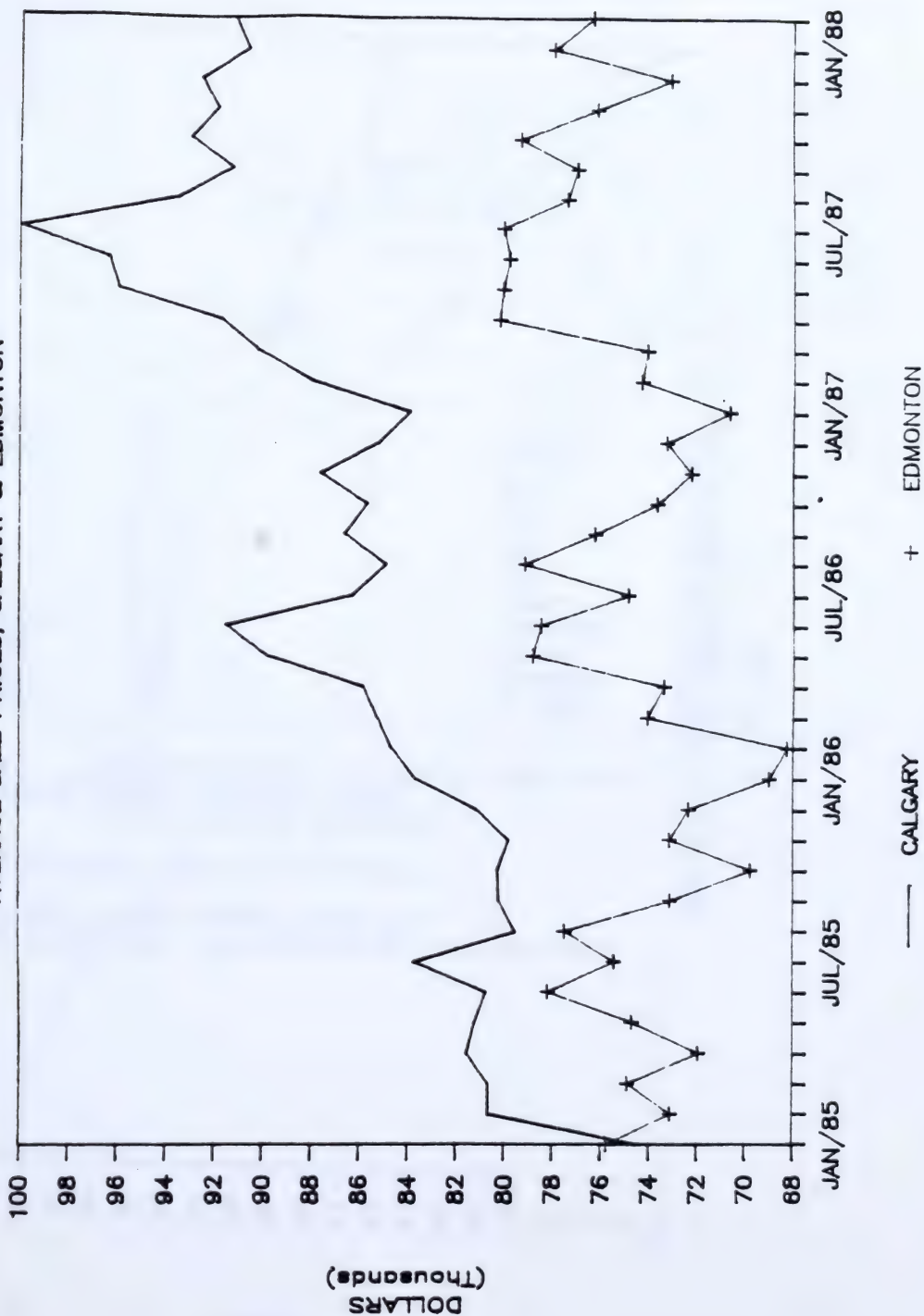


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

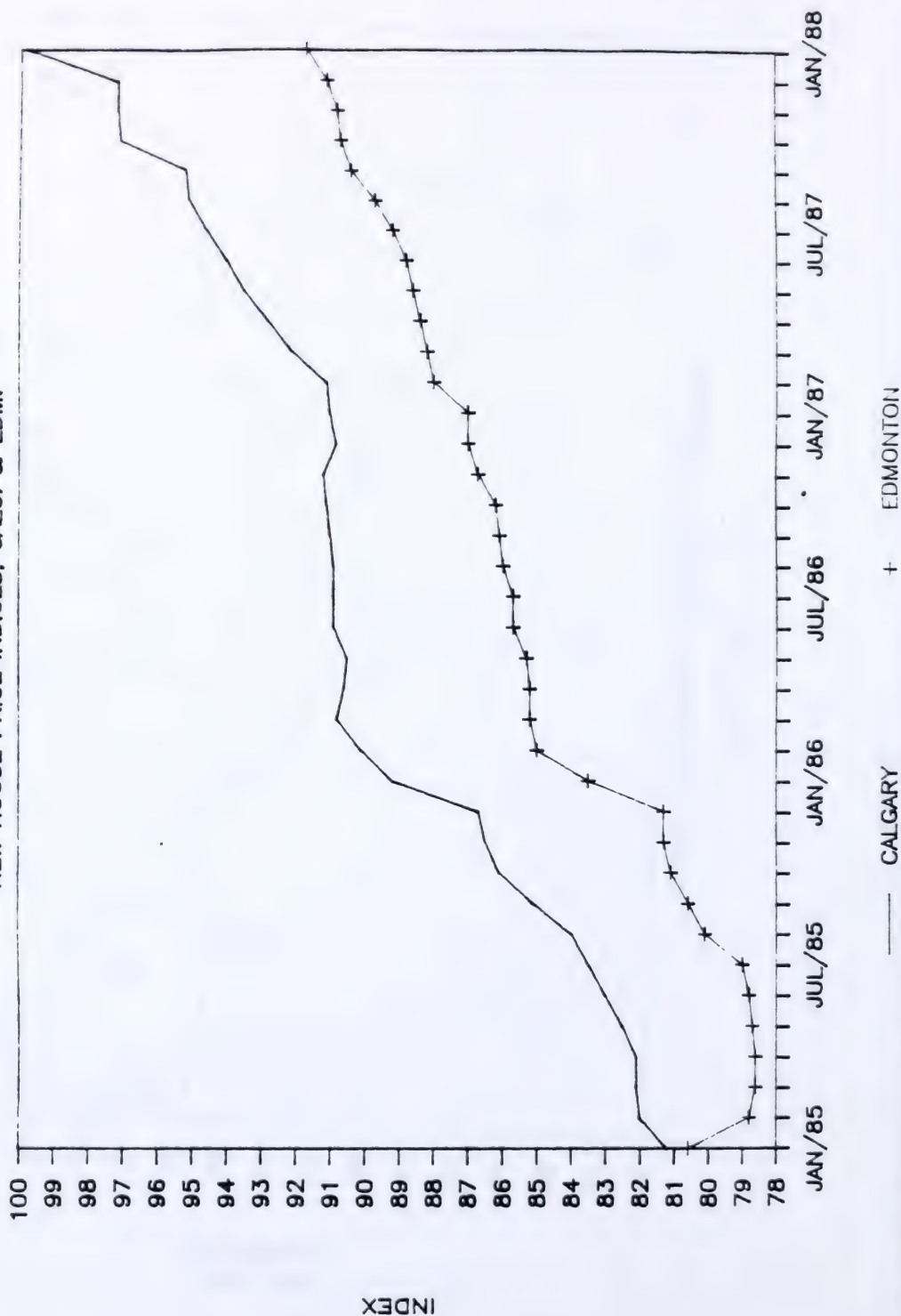


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1		FEBRUARY	88.0	
MARCH	92.1		MARCH	88.2	
APRIL	92.8		APRIL	88.4	
MAY	93.5		MAY	88.6	
JUNE	94.0		JUNE	88.8	
JULY	94.6		JULY	89.2	
AUGUST	95.1		AUGUST	89.7	
SEPTEMBER	95.2		SEPTEMBER	90.4	
OCTOBER	97.1		OCTOBER	90.7	
NOVEMBER	97.2		NOVEMBER	90.8	
DECEMBER	97.2		DECEMBER	91.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

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HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL.L.GU
CANADIANA

22
MAY - 6 1988

RESIDENTIAL CONSTRUCTION IN ALBERTA

MARCH 1988

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

MARCH 1988

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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D. Multiple Listings Service (M.L.S.)

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* * * *

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E. New Housing Price Indexes

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* * * *

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Highlights

Urban Alberta

- Housing starts dropped to 410 units in March, after eleven months of continuous increase. This translates to a 15% decrease from the March 1987 figure of 485.
- Total starts to date, however, rose by 35% to 1,404 units from 1,039 for 1987.
- Camrose, Grande Prairie, Medicine Hat and Red Deer recorded decreases in housing starts for the first quarter of this year.
- Housing under construction in March fell from the previous month to 2,963 units. Single family units accounted for 79% of the total.

Calgary

- Calgary's housing starts declined from the previous year to 177 units, a decrease of 21% from 223 units in March 1987.
- However, total starts for the year still showed a 61% increase to 681 compared to 424 in 1987. Both single and multiple family starts showed increases.
- Housing under construction dropped to 1,661 units, down 17% from 2,013 in February. However, inventory of newly completed and unoccupied housing increased sharply to 306 units in March, about two thirds of the total units were apartments and rowhouses.
- Resale housing market activity increased again last month with 1,305 units sold, but still 7% below last year's level (1,400).
- The average selling price continued to increase to \$96,389 from \$91,213 the month before. The new housing price index also increased to 100.3 in February, the highest level since August of 1982.

Edmonton

- ° Edmonton's starts in March also fell 4% to 201 units from 210 for 1987.
- ° Total starts for the first quarter, however, rose by 27% to 575 units from 453 a year ago. Single family starts jumped 34% while multiples dropped 27%.
- ° Housing under construction decreased further to 1,019 units in March. Inventory of newly completed and unoccupied units trend upward to 172 units with 300 units completed during the months.
- ° The resale housing market activity remained fairly strong for March with 858 units sold, 13% higher than for March 1987.
- ° With this increase in sales, the average resale house price increased to \$78,935 from \$76,385 the month before. However, the new housing price index remained at 91.7 in February, after several months of increase.

TABLE 1

MAR-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	171	6	0	0	177	-21
CAMROSE	1	0	0	0	1	*
EDMONTON M.A.	190	8	3	0	201	-4
FORT MCMURRAY	0	0	0	0	0	*
GRANDE PRAIRIE	4	0	0	0	4	-50
LETHBRIDGE	5	0	0	0	5	-29
LLOYDMINSTER (ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	2	0	0	0	2	-78
RED DEER	8	2	4	0	14	-39
WETASKIWIN	2	0	3	0	5	400
OTHER CENTRES **	1	0	0	0	1	*
TOTAL	384	16	10	0	410	-15

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

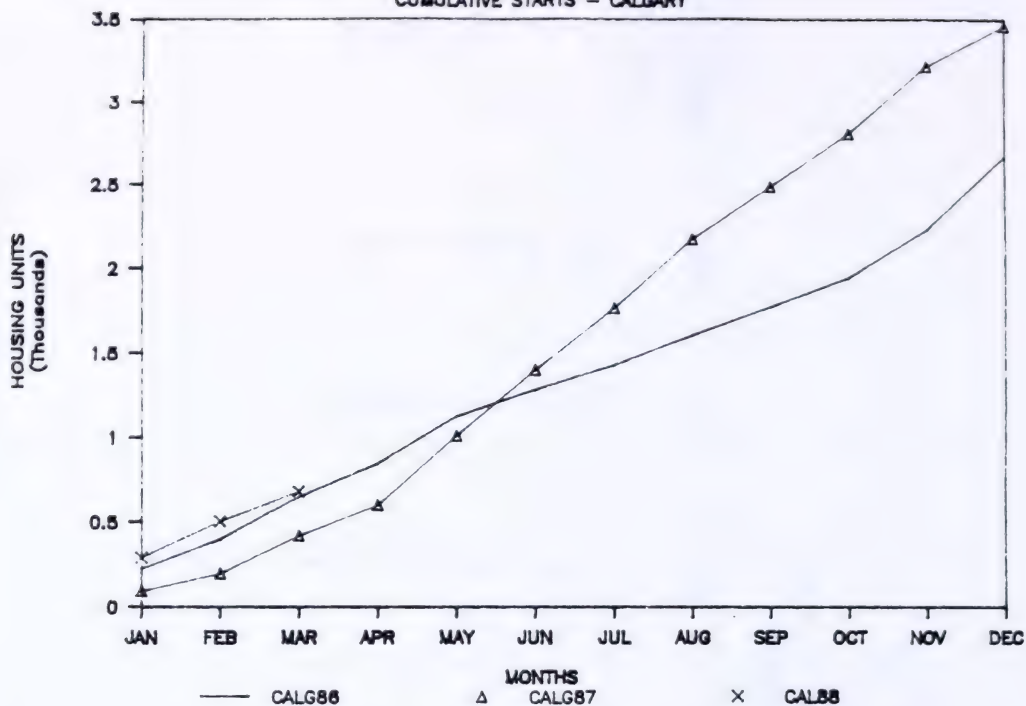


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

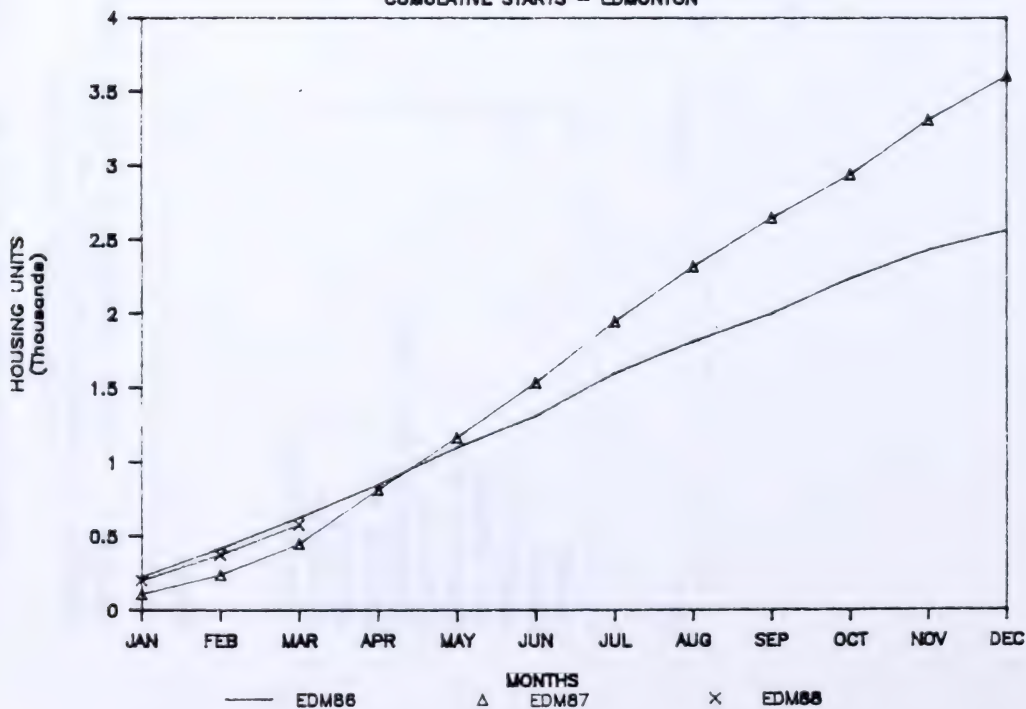


TABLE 2

MAR-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1987	1988	1987	1988	1987	1988	1987	1988	1987	1988	1987	1988
CALGARY	412	651	12	8	0	22	0	0	424	681	61	
CAMROSE	3	2	0	0	0	0	0	0	3	2	-33	
EDMONTON M.A.	401	537	2	28	0	10	50	0	453	575	27	
FORT MCMURRAY	0	1	0	0	0	0	0	0	0	1	*	
GRANDE PRAIRIE	18	12	0	0	0	0	0	0	18	12	-33	
LETHBRIDGE	26	26	0	2	0	0	0	0	26	28	8	
LLOYDMINSTER(ALTA. PART)	5	5	0	0	0	0	0	0	5	5	0	
MEDICINE HAT	29	18	0	4	0	0	0	3	29	25	-14	
RED DEER	41	33	0	2	34	12	0	0	75	47	-37	
WETASKIWIN	5	3	0	2	0	6	0	0	5	11	120	
OTHER CENTRES **	1	17	0	0	0	0	0	0	1	17	1600	
TOTAL	941	1305	14	46	34	50	50	3	1039	1404	35	
PERCENT CHANGE BY TYPE		39		229		47		-94		35		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

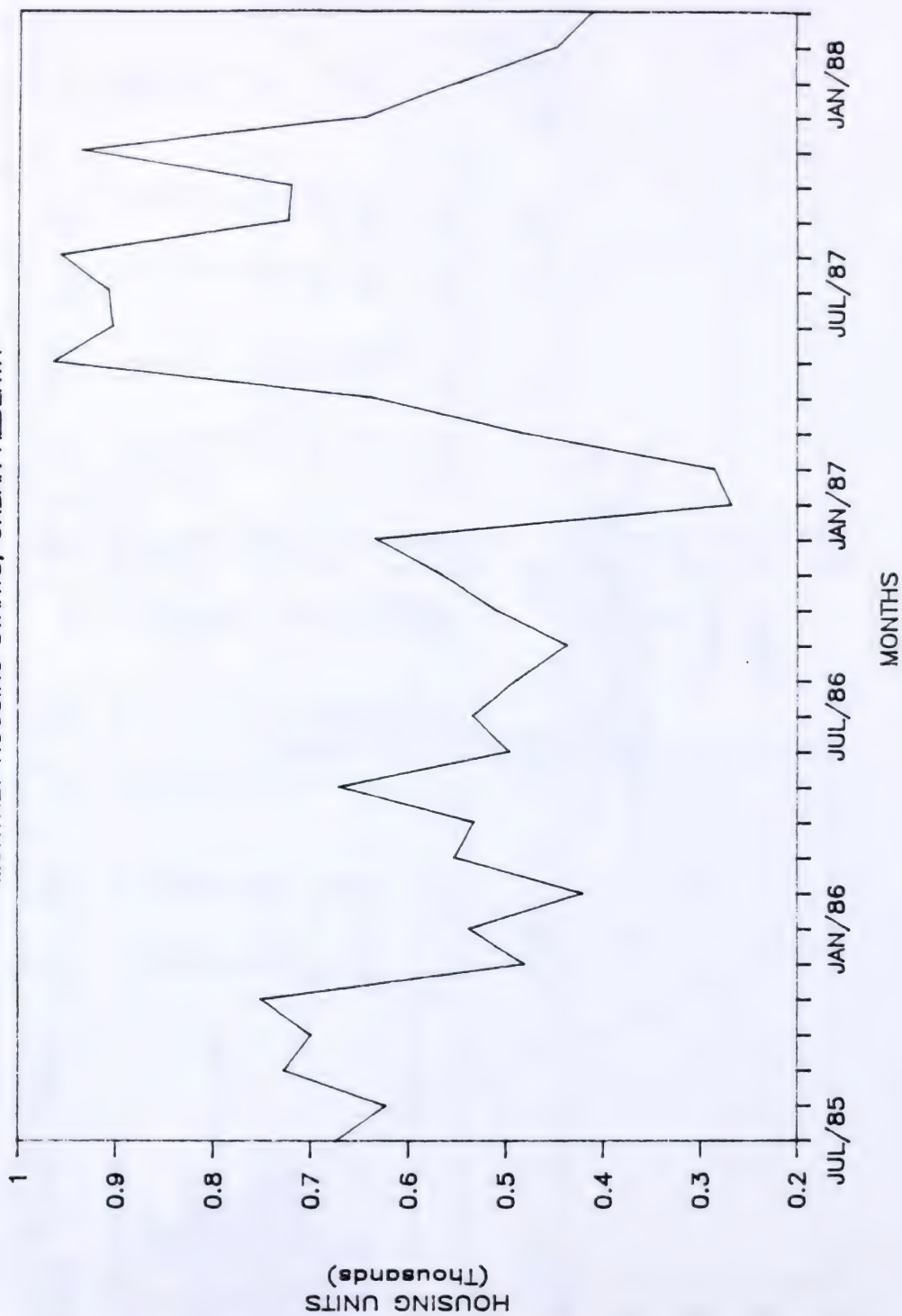


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	447	56
MARCH	485	410	-15
APRIL	639		
MAY	964		
JUNE	903		
JULY	908		
AUGUST	957		
SEPTEMBER	723		
OCTOBER	720		
NOVEMBER	936		
DECEMBER	643		
TOTAL	8432	1404	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

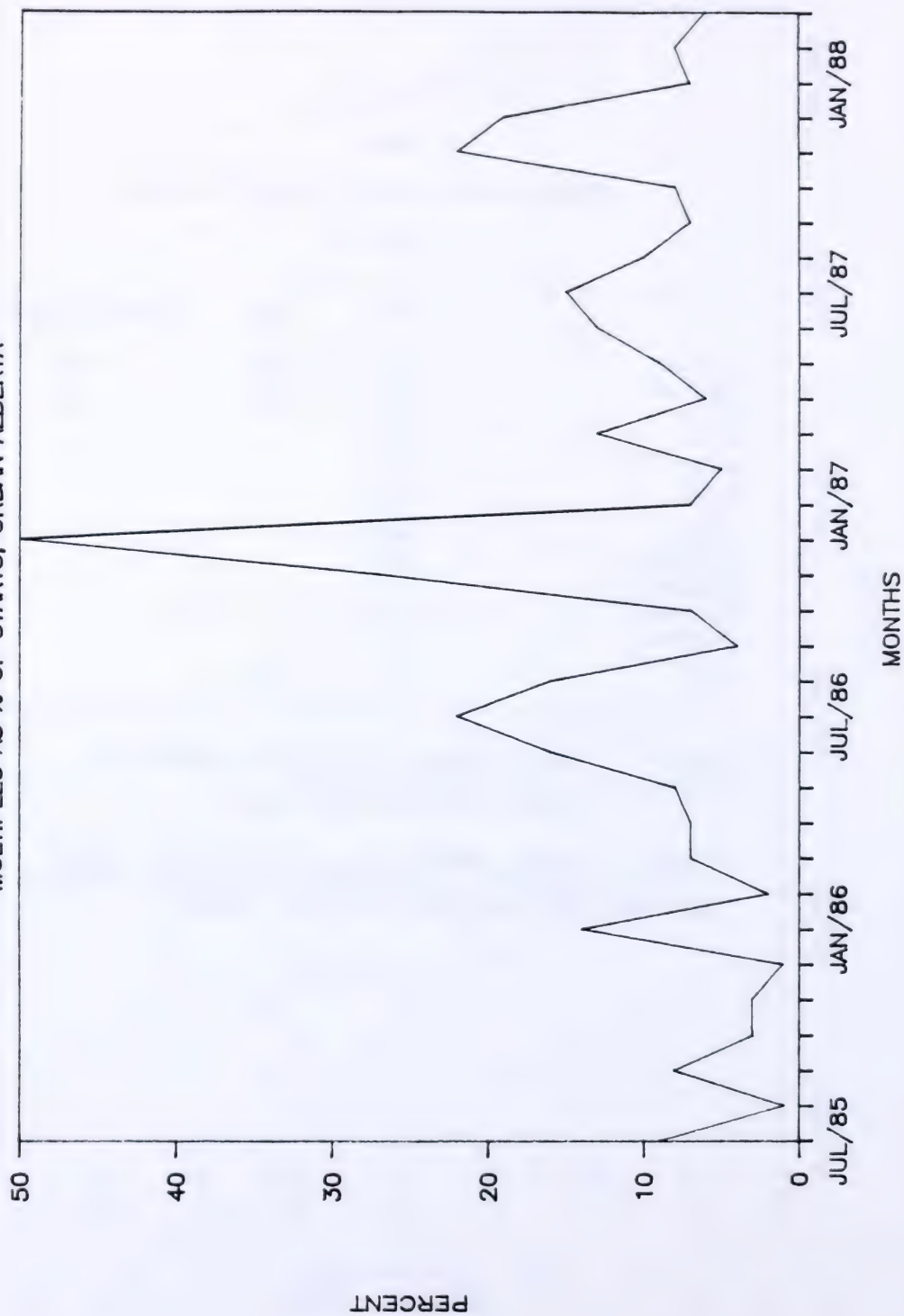


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	410	384	26	6
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	1404	1305	99	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

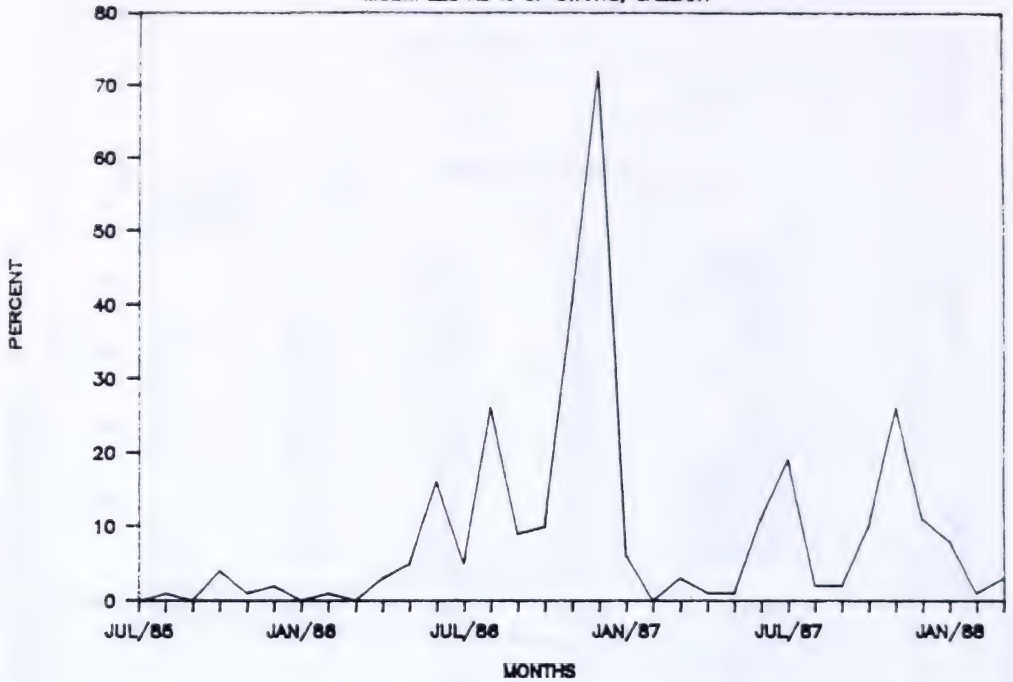


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

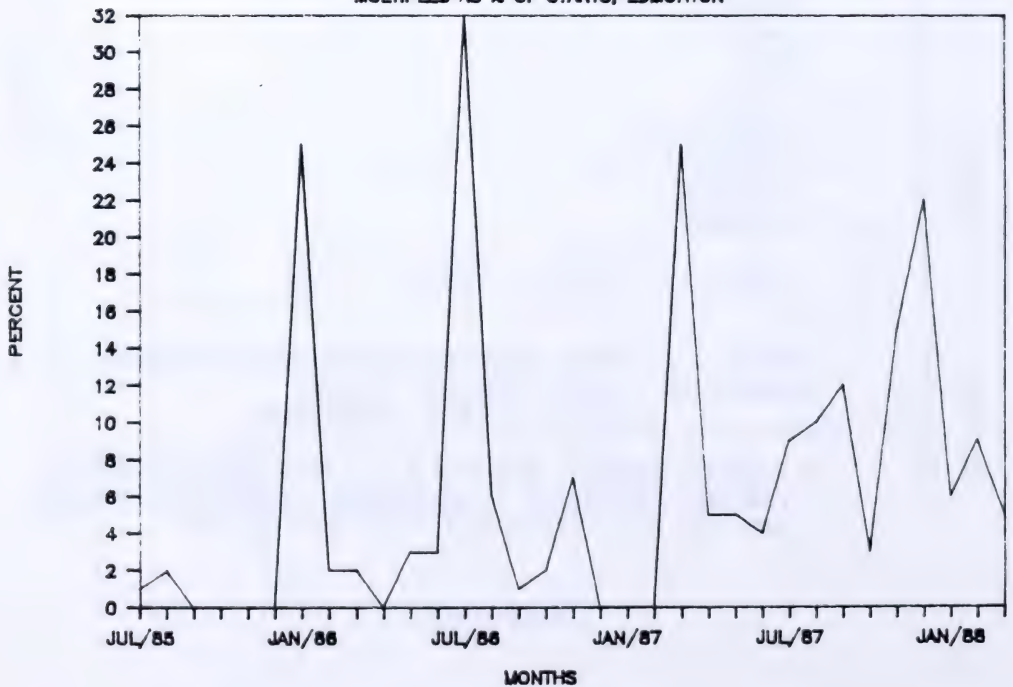


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987					EDMONTON (METRO)				
CALGARY									
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	97	91	6		JANUARY	113	0	0	
FEBRUARY	104	104	0		FEBRUARY	130	0	0	
MARCH	223	217	3		MARCH	210	52	25	
APRIL	182	180	1		APRIL	366	17	5	
MAY	408	404	1		MAY	350	16	5	
JUNE	389	348	11		JUNE	371	16	4	
JULY	367	299	19		JULY	410	36	9	
AUGUST	413	405	2		AUGUST	372	38	10	
SEPTEMBER	317	311	2		SEPTEMBER	327	38	12	
OCTOBER	320	288	10		OCTOBER	292	10	3	
NOVEMBER	404	300	26		NOVEMBER	368	54	15	
DECEMBER	242	215	11		DECEMBER	299	66	22	
TOTAL	3466	3162	9		TOTAL	3608	343	10	
1988					EDMONTON (METRO)				
CALGARY									
JANUARY	290	268	8		JANUARY	200	12	6	
FEBRUARY	214	212	1		FEBRUARY	174	15	9	
MARCH	177	171	3		MARCH	201	11	5	
APRIL					APRIL				
MAY					MAY				
JUNE					JUNE				
JULY					JULY				
AUGUST					AUGUST				
SEPTEMBER					SEPTEMBER				
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
TOTAL	681	651	30		TOTAL	575	38		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

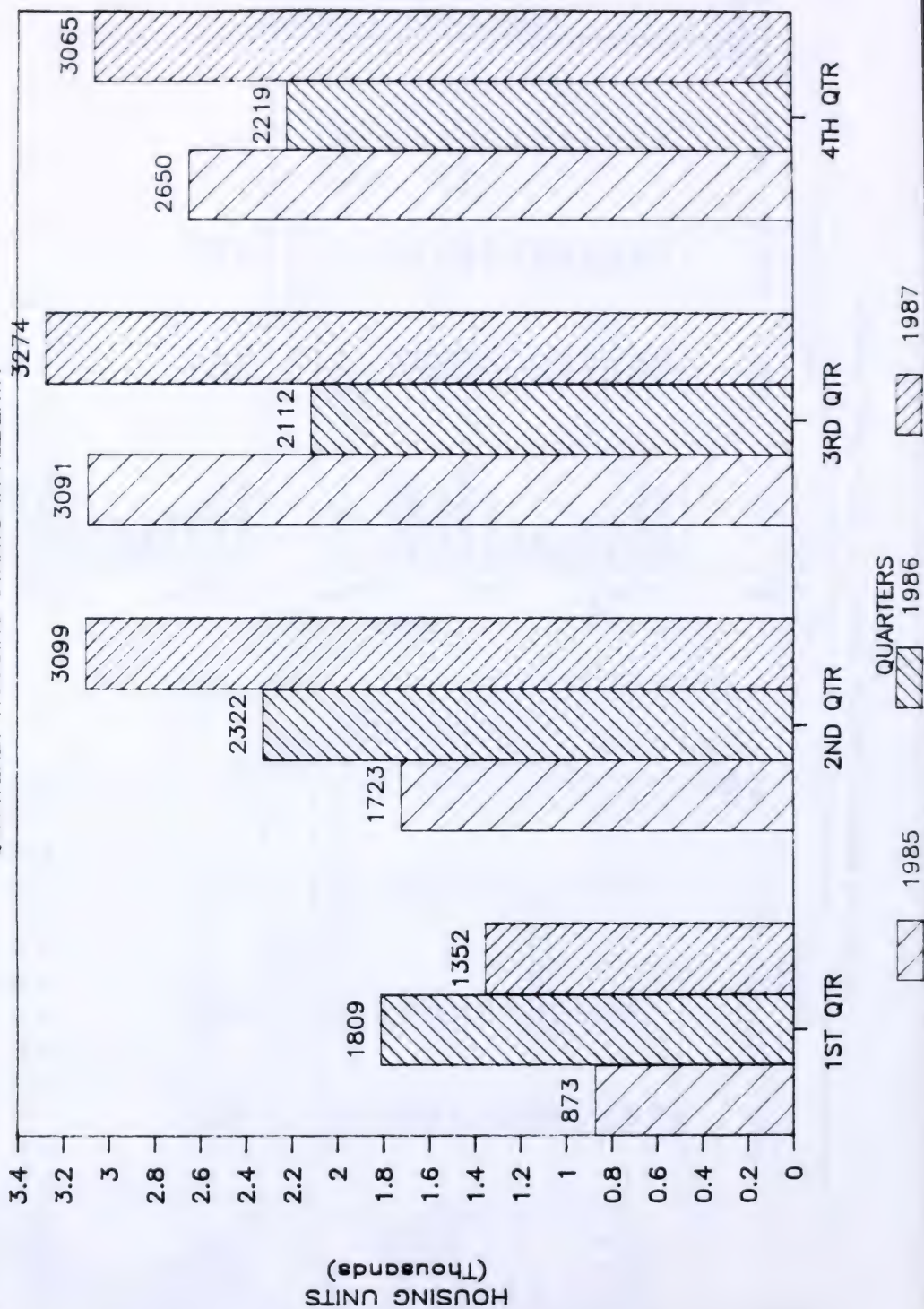


TABLE 6
 QUARTERLY HOUSING STARTS IN ALBERTA
 ALL AREAS

	1986 - 1987	
	1986	1987
		PERCENT CHANGE
FIRST QUARTER	1809	1352
SECOND QUARTER	2322	3099
THIRD QUARTER	2112	3274
FOURTH QUARTER	2219	3065
	----	----
TOTAL	8462	10790
		28

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

TABLE 7

MAR-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	176	0	106	180	462	237
CAMROSE	1	0	0	0	1	-75
EDMONTON M.A.	266	14	20	0	300	113
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	6	0	0	0	6	0
LETHBRIDGE	7	2	32	0	41	95
LLOYDMINSTER(ALTA. PART)	3	0	0	0	3	-40
MEDICINE HAT	11	0	0	0	11	-15
RED DEER	18	0	0	0	18	-40
WETASKIWIN	3	0	0	0	3	-79
OTHER CENTRES **	1	0	0	0	1	*
TOTAL	492	16	158	180	846	127

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

MAR-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMISS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1286	52	151	172	1661	49
CAMROSE	7	0	0	0	7	-13
EDMONTON M.A.	874	76	54	15	1019	48
FORT MCMURRAY	2	0	0	0	2	0
GRANDE PRAIRIE	24	0	0	0	24	-23
LETHBRIDGE	58	4	0	0	62	0
LLOYDMINSTER(ALTA. PART)	4	0	0	0	4	-56
MEDICINE HAT	29	4	25	35	93	50
RED DEER	45	4	12	0	61	-24
WETASKIWIN	5	2	9	0	16	220
OTHER CENTRES **	14	0	0	0	14	*
TOTAL	2348	142	251	222	2963	44

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

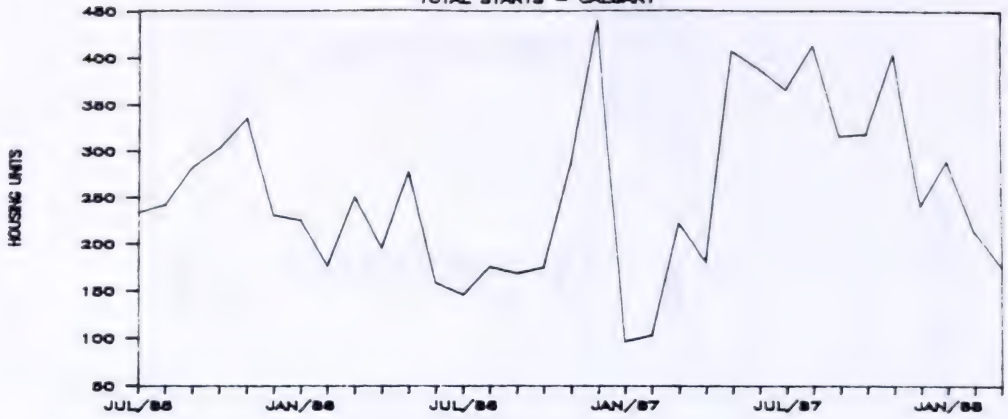


FIGURE 6B
COMPLETIONS - CALGARY

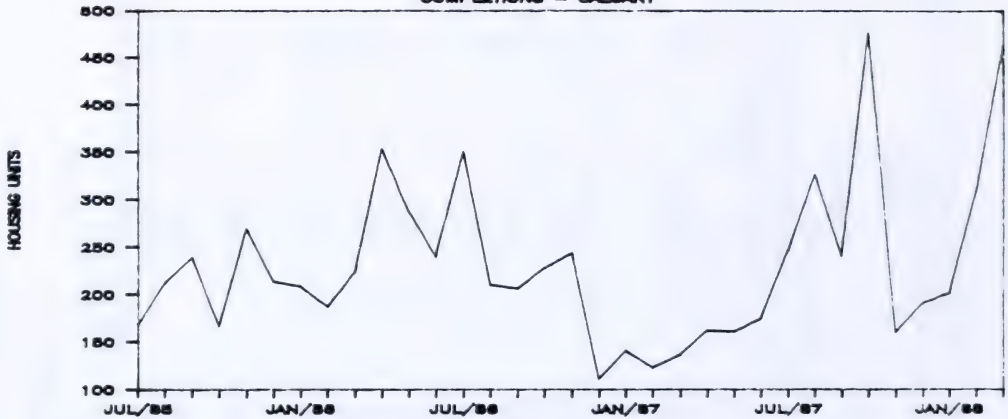


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

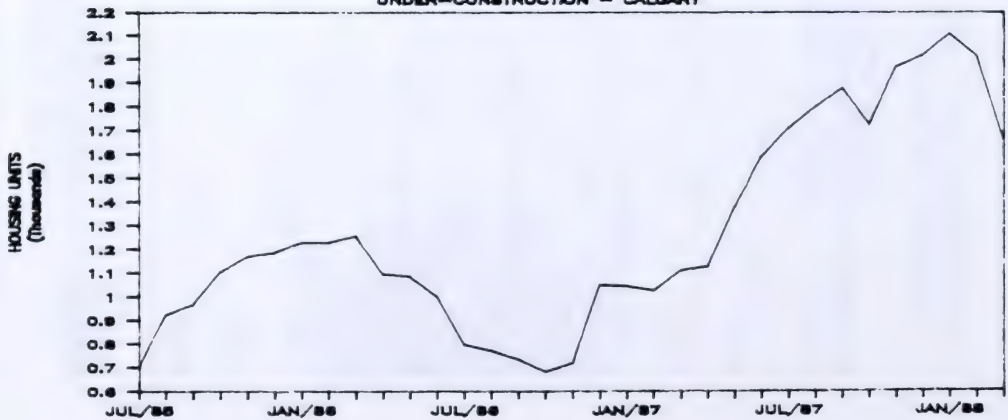


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
----- 1988 -----			
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	177	462	1661
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

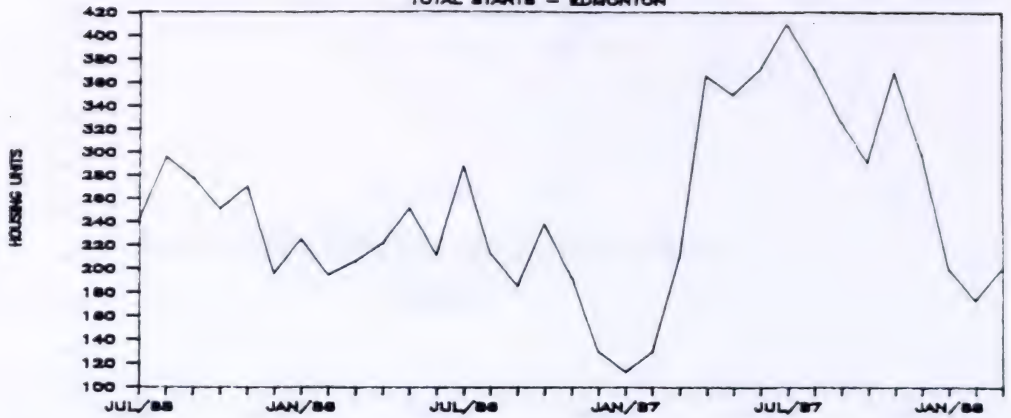


FIGURE 7B
COMPLETIONS - EDMONTON

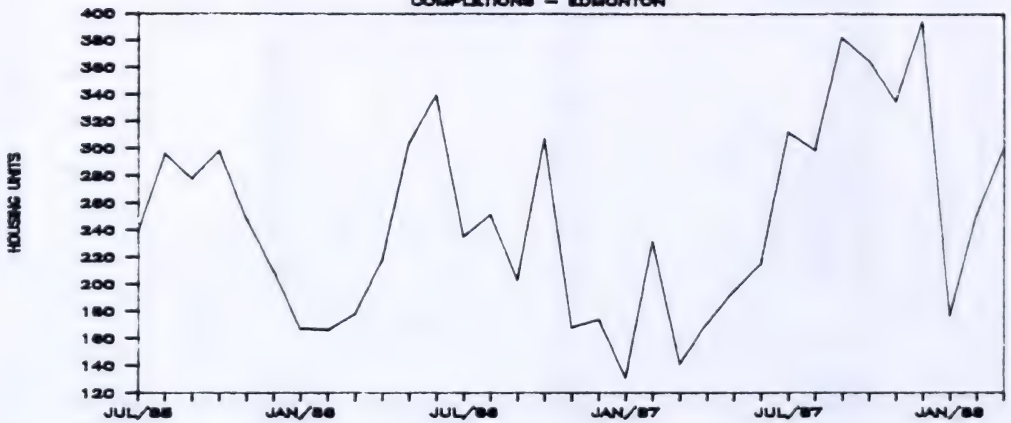


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

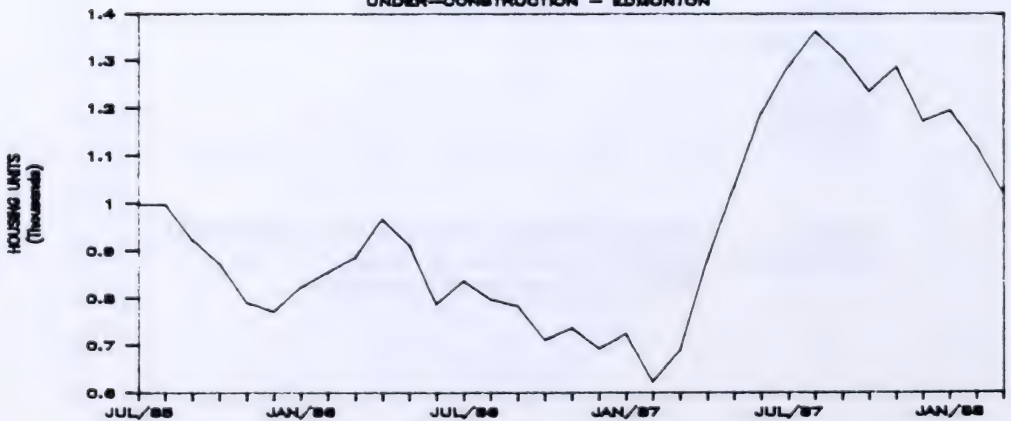


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1987			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172

1988			

JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED -- EDMONTON

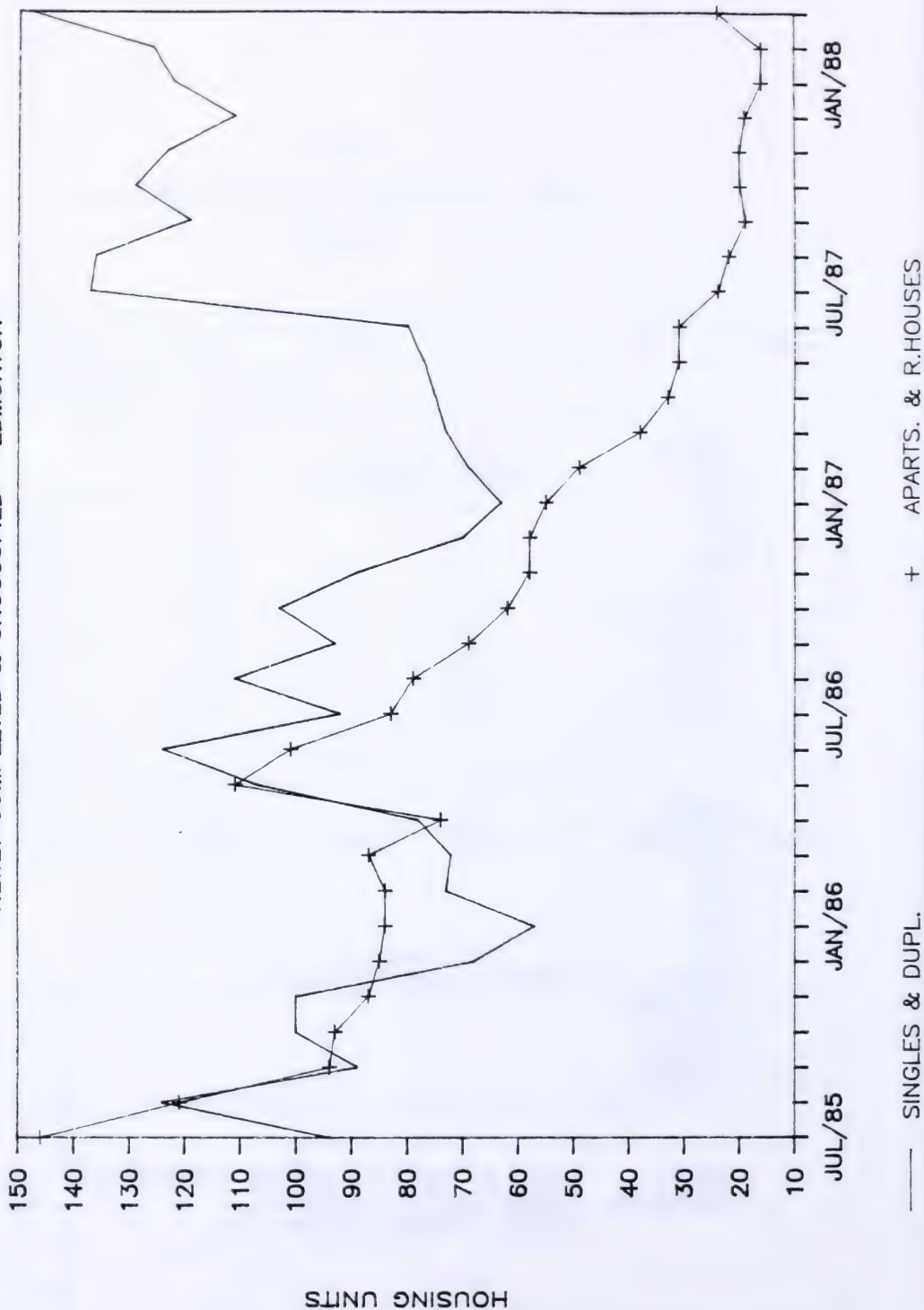


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76

1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

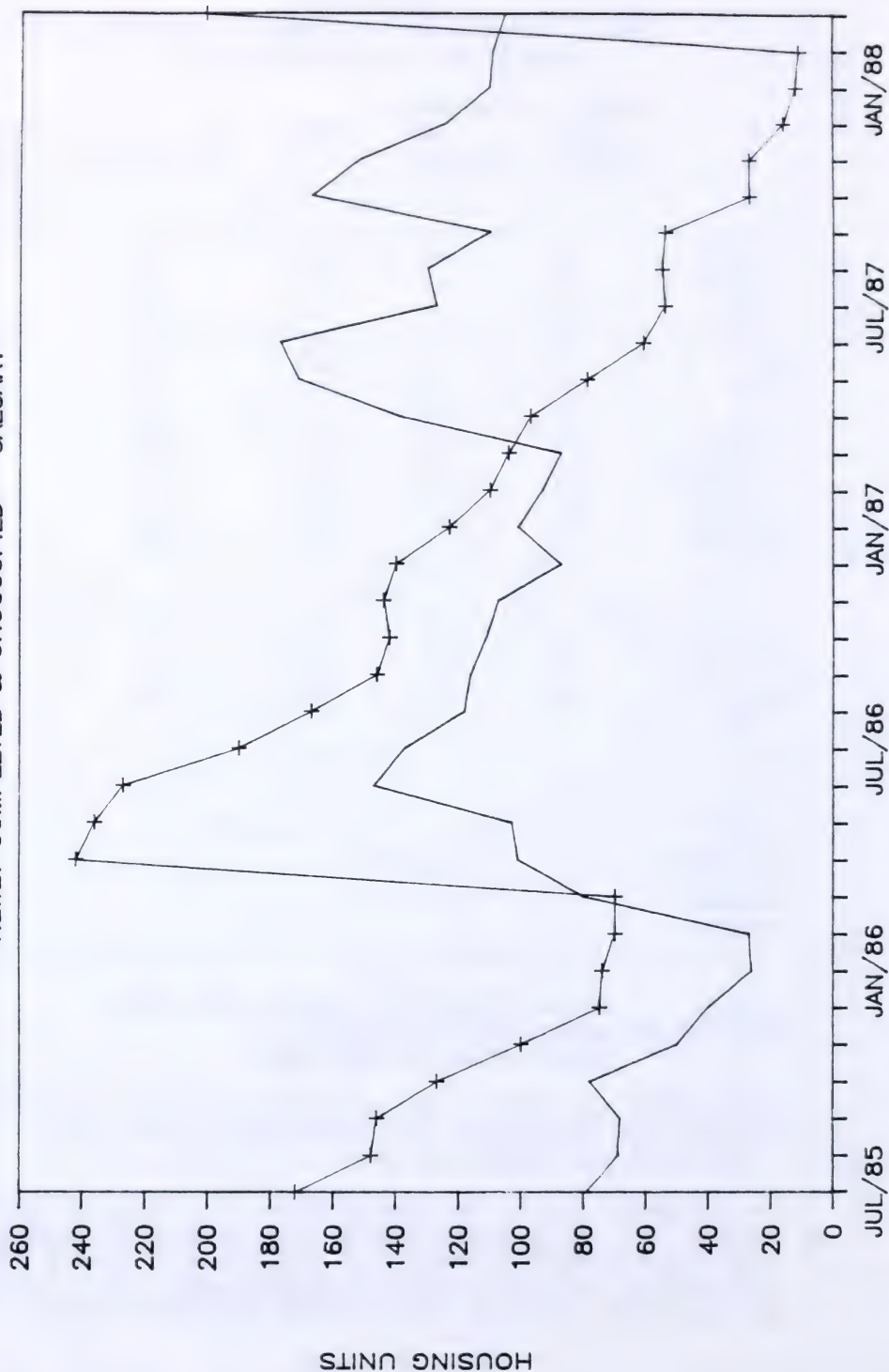
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED -- CALGARY



— SINGLES & DUPL. + APARTS. & R. HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62

1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	462	47
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

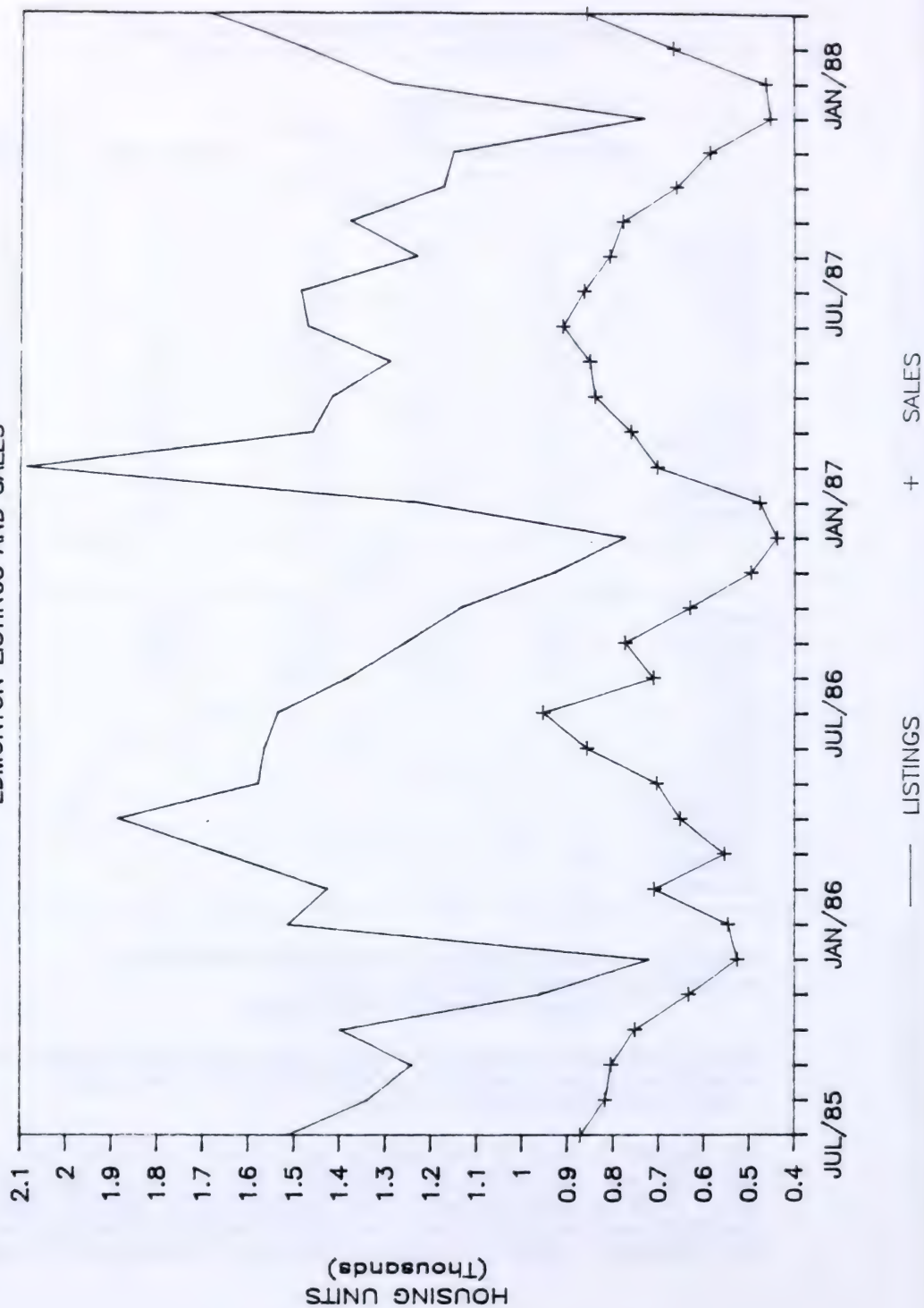


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON				
1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118
1988				
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 11
CALGARY LISTINGS AND SALES

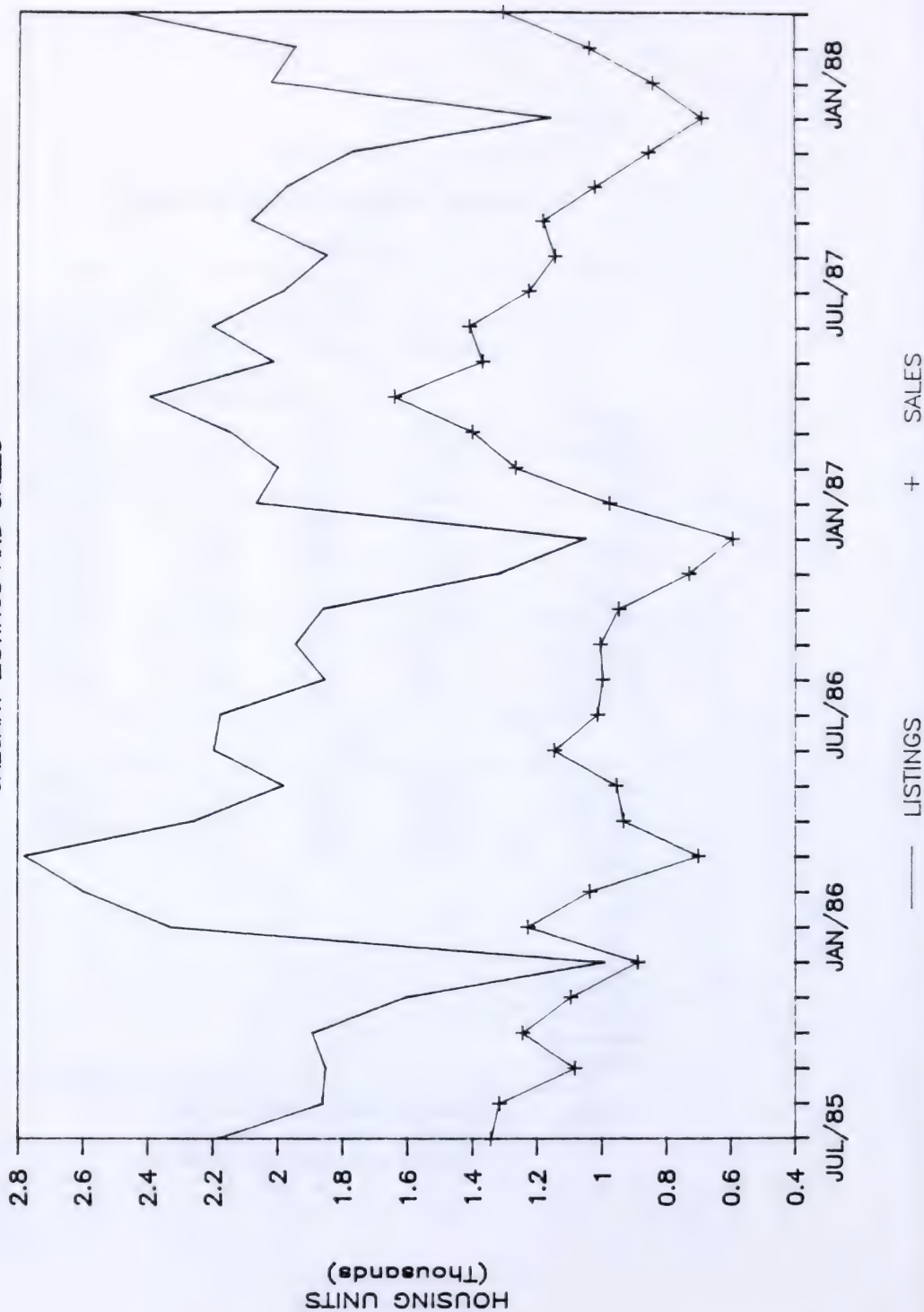


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				
1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585
1988				
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				



FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

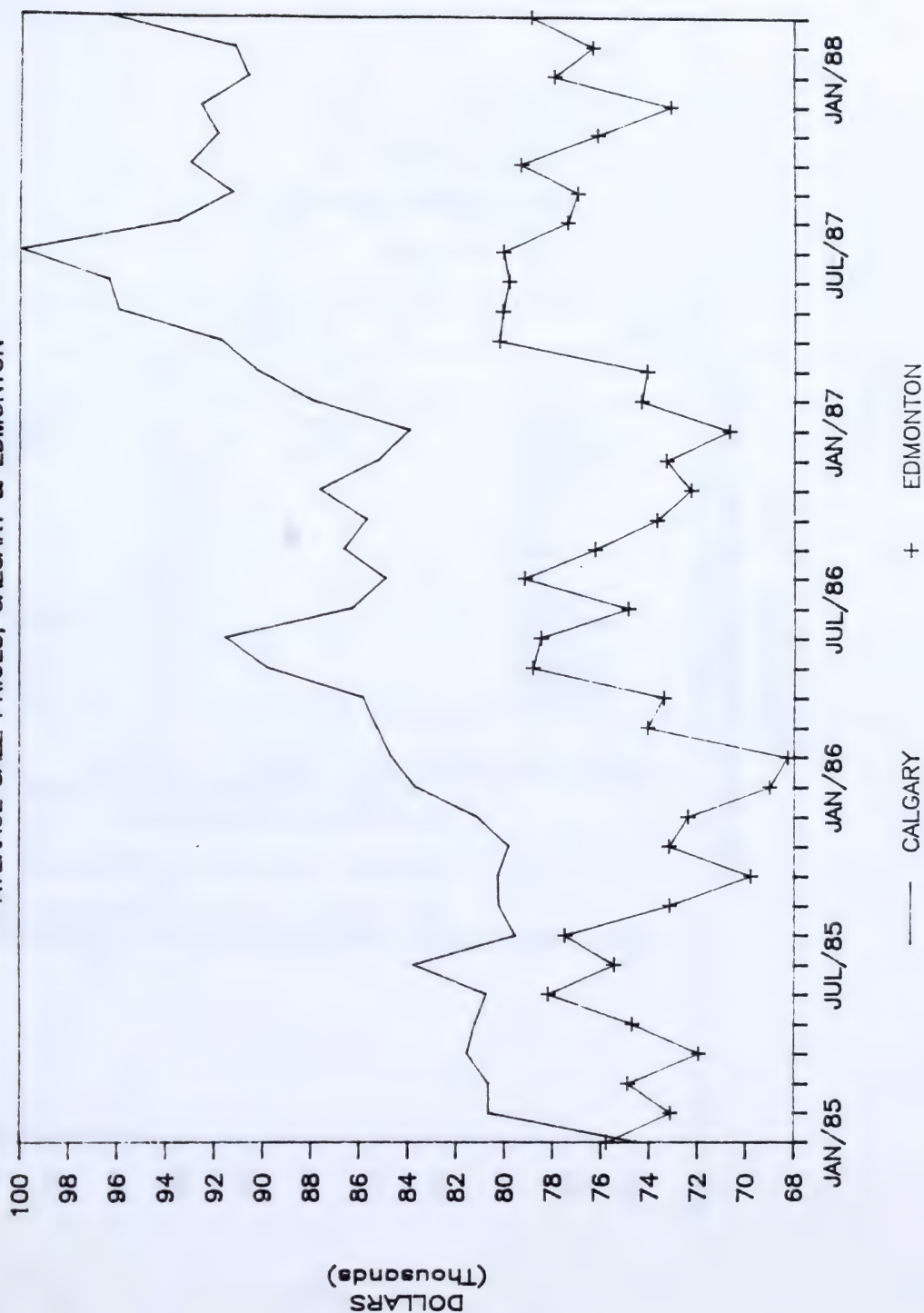


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

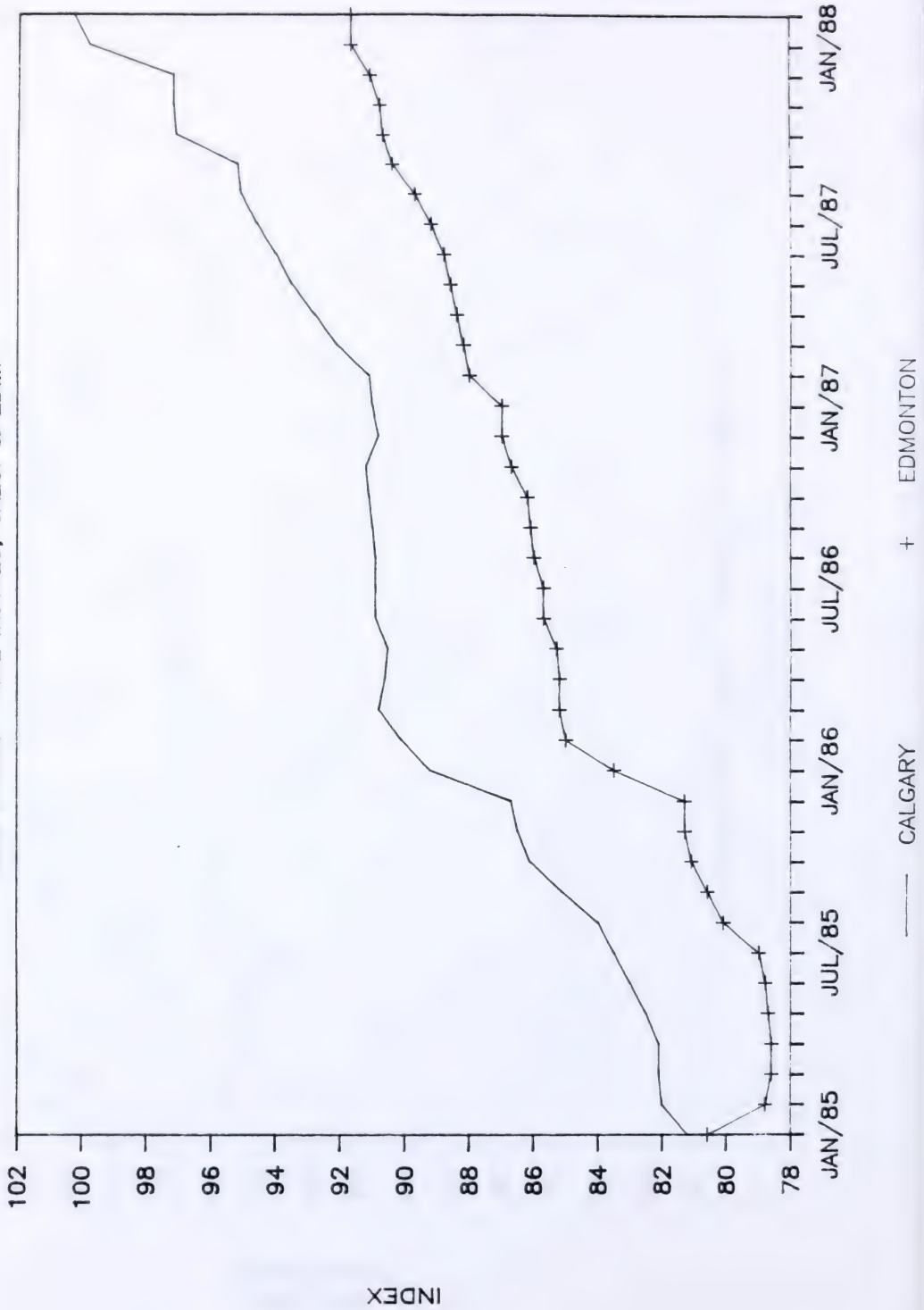


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1		MARCH	88.2	
APRIL	92.8		APRIL	88.4	
MAY	93.5		MAY	88.6	
JUNE	94.0		JUNE	88.8	
JULY	94.6		JULY	89.2	
AUGUST	95.1		AUGUST	89.7	
SEPTEMBER	95.2		SEPTEMBER	90.4	
OCTOBER	97.1		OCTOBER	90.7	
NOVEMBER	97.2		NOVEMBER	90.8	
DECEMBER	97.2		DECEMBER	91.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



AL 1631

CANADIANA

MAY 31 1988

RESIDENTIAL CONSTRUCTION IN ALBERTA

APRIL 1988

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

Life history evolution in response to predation

John D. Smith

Department of Biology, University of
California, Davis, CA 95616, USA

Abstract 1. The evolution of life history traits in
response to predation is reviewed.

2. The evolution of life history traits in response to
predation is reviewed.

3. The evolution of life history traits in response to
predation is reviewed.

4. The evolution of life history traits in response to
predation is reviewed.

5. The evolution of life history traits in response to
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6. The evolution of life history traits in response to
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7. The evolution of life history traits in response to
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8. The evolution of life history traits in response to
predation is reviewed.

9. The evolution of life history traits in response to
predation is reviewed.

10. The evolution of life history traits in response to
predation is reviewed.



RESIDENTIAL CONSTRUCTION

IN ALBERTA

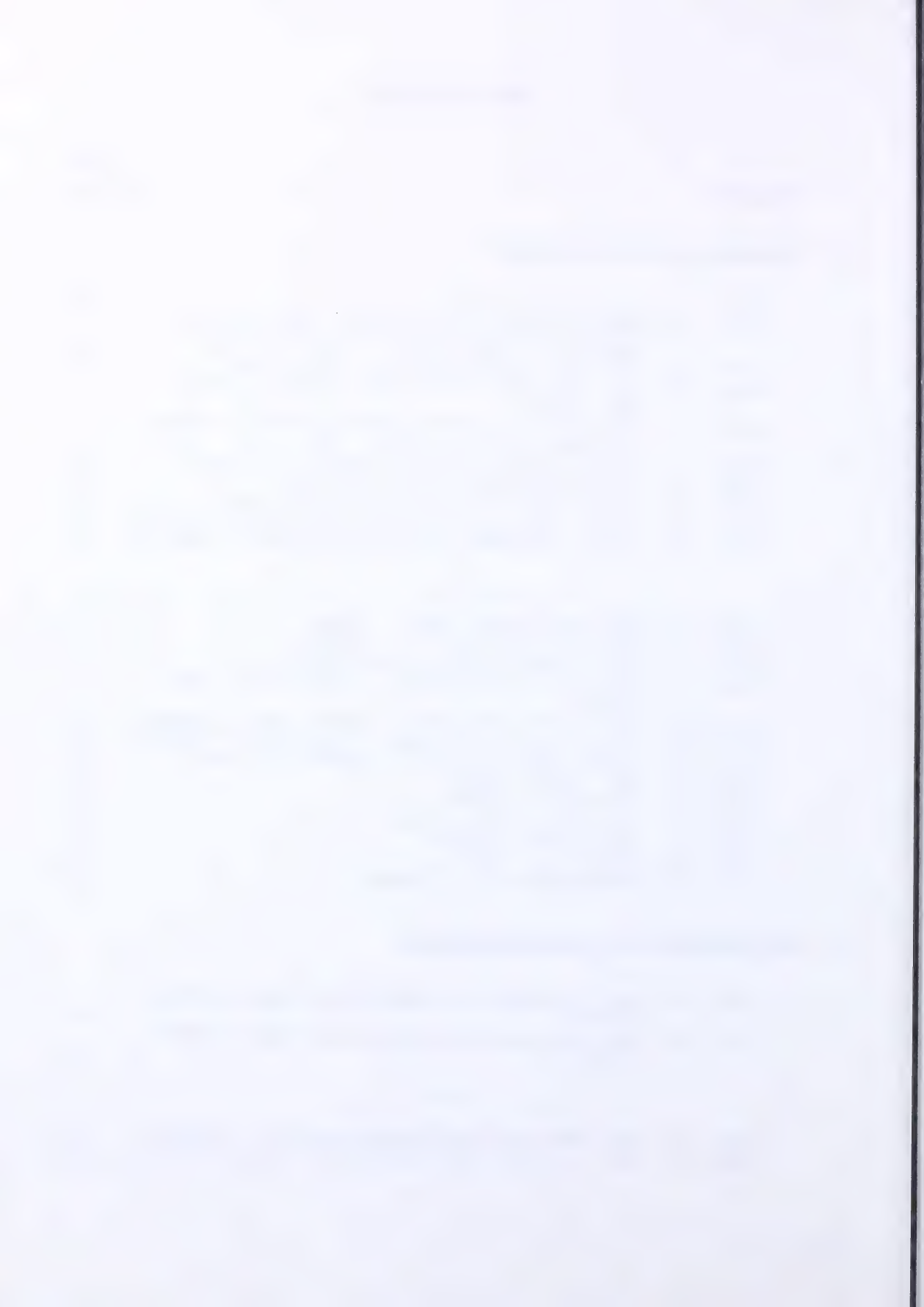
APRIL 1988

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



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D. Multiple Listings Service (M.L.S.)

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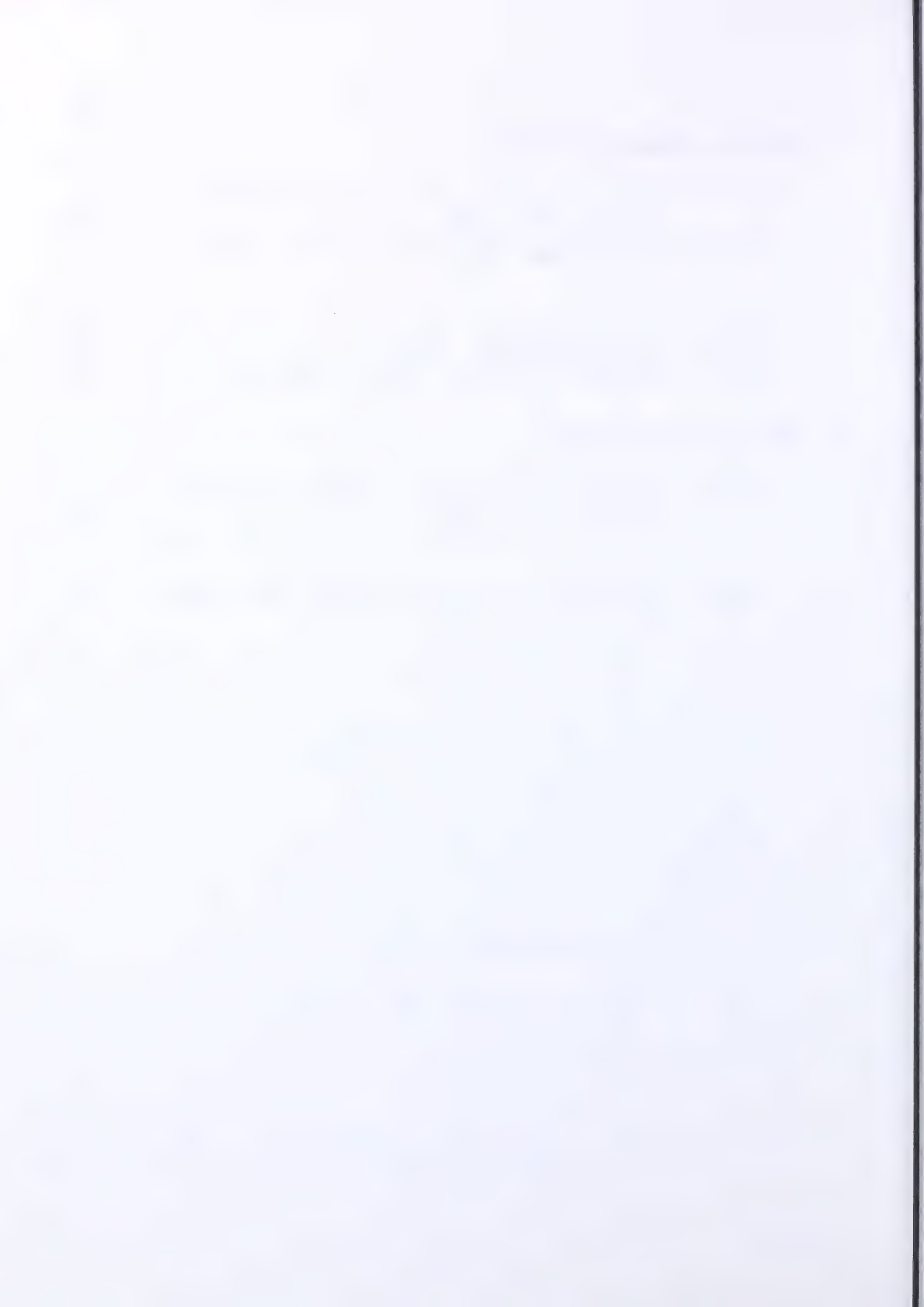
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E. New Housing Price Indexes

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* * * *

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Highlights

Alberta

- ° In the first quarter, Alberta's 1,766 starts mark the 4th consecutive quarter of significant increase over 1987 levels (1,352).

Urban Alberta

- ° After a decline in March, housing starts in April improved sharply to 793 units, a jump of 91% from the preceding month and 24% from April 1987.
- ° Total starts to date rose by 31% to 2,203 units from 1,678 in 1987. Both singles and multiples were up 34% and 6% respectively.
- ° Housing under construction in April increased marginally to 3,042 units from 3,037 the month before, up 33% over the same period last year.

Calgary

- ° Calgary's 328 starts in April showed a similar percentage increase (80%) from both March 1988 and April 1987 levels.
- ° Total starts for the first four months also increased to 1,015 units, up 67% in comparison with 606 units a year ago.
- ° Despite the increases in starts, housing under construction continued to drop 9% from the month before to 1,574 units. Inventory of newly completed and unoccupied housing also dropped to 280 units compared to 306 in March.
- ° Resale housing market activity reached a record level last month with 1,541 units sold, the highest level since February of 1977 (1,612).

The first part of the paper is devoted to a discussion of the

main results of the paper.

The second part of the paper is devoted to a discussion of the

The third part of the paper is devoted to a discussion of the

The fourth part of the paper is devoted to a discussion of the

- ° The average selling price increased from \$96,389 in March to \$98,765 in April. The new housing price index also increased to 100.5 in March.

Edmonton

- ° Edmonton's April housing starts also improved sharply after a slight decline in March to 409 units, a jump of 103% from the month before and up 12% compared to April of 1987.
- ° Total starts to date showed a 20% increase over the same period last year to 984 units. Single family starts were up by 22% while multiples dropped by 1%.
- ° With the sharp increase in starts, the number of units under construction rose to 1,173 units in April. However, inventory of newly completed and unoccupied housing fell to 160 units, a reflection of the continuing high rate of absorption (63%).
- ° In the resale market, the number of houses sold fell 5% over the same month last year to 795 units. Total sales to date (2,783), however, still remained at last year's levels.
- ° Despite the April sales decline, the average selling price continued to increase to \$82,004 from \$78,935 in March. The new housing price index also continued the upward trend to 92.5 in March, up 1% in one month.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1801. It is a very important document, as it contains the President's first message to the Congress, and it is the only one of its kind in the history of the United States.

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TABLE 1

APR-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	319	6	3	0	328	80
CAMROSE	2	0	0	0	2	-50
EDMONTON M.A.	379	4	0	26	409	12
FORT MCMURRAY	2	0	0	0	2	*
GRANDE PRAIRIE	10	0	0	0	10	25
LETHBRIDGE	2	0	0	0	2	-67
LLOYDMINSTER(ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	7	2	0	0	9	-53
RED DEER	21	0	4	0	25	-46
WETASKIWIN	6	0	0	0	6	100
OTHER CENTRES **	0	0	0	0	0	*
TOTAL	748	12	7	26	793	24

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

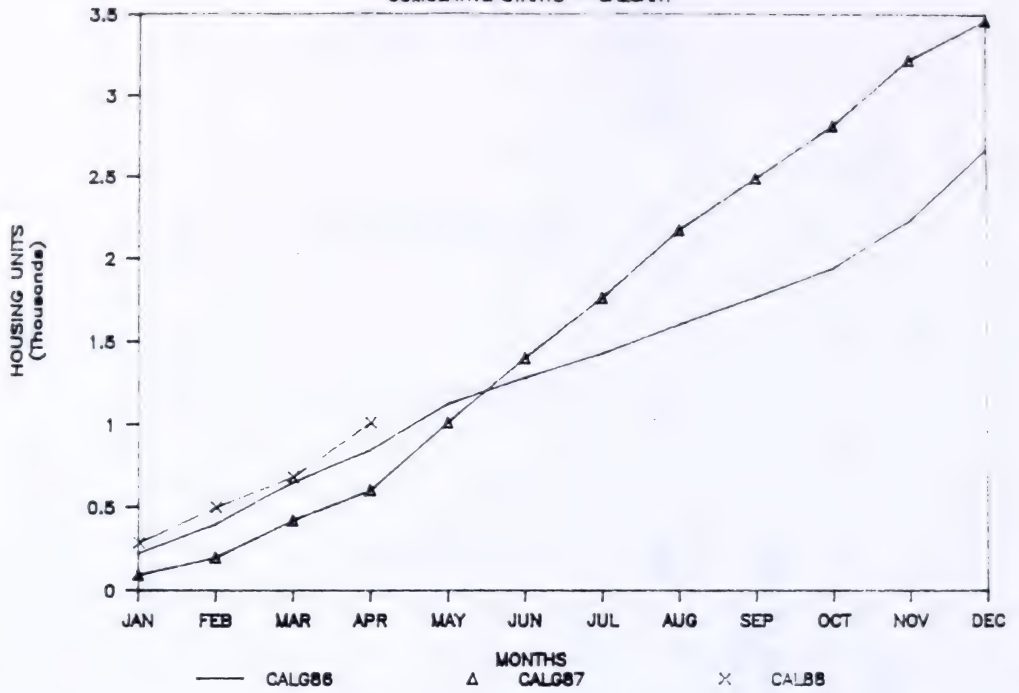


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

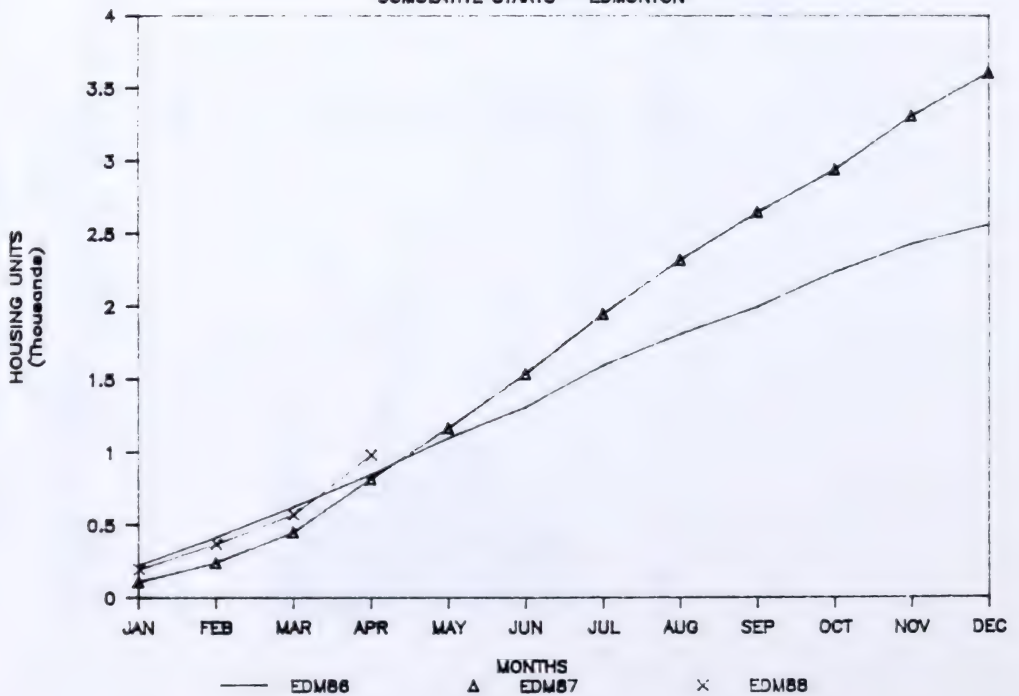


TABLE 2

APR-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1987	1988	1987	1988	1987	1988	1987	1988	1987	1988
CALGARY	592	976	14	14	0	25	0	0	606	1015
CAMROSE	7	4	0	0	0	0	0	0	7	4
EDMONTON M.A.	750	916	4	32	4	10	61	26	819	984
FORT MCMURRAY	0	3	0	0	0	0	0	0	0	3
GRANDE PRAIRIE	26	22	0	0	0	0	0	0	26	22
LETHBRIDGE	32	28	0	2	0	0	0	0	32	30
LLOYDMINSTER(ALTA. PART)	10	5	0	0	0	0	0	0	10	5
MEDICINE HAT	42	25	2	6	0	0	4	3	48	34
RED DEER	74	54	0	2	47	16	0	0	121	72
WETASKIWIN	8	9	0	2	0	6	0	0	8	17
OTHER CENTRES **	1	17	0	0	0	0	0	0	1	17
TOTAL	1542	2059	20	58	51	57	65	29	1678	2203
PERCENT CHANGE BY TYPE	34	190	12	55	31					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

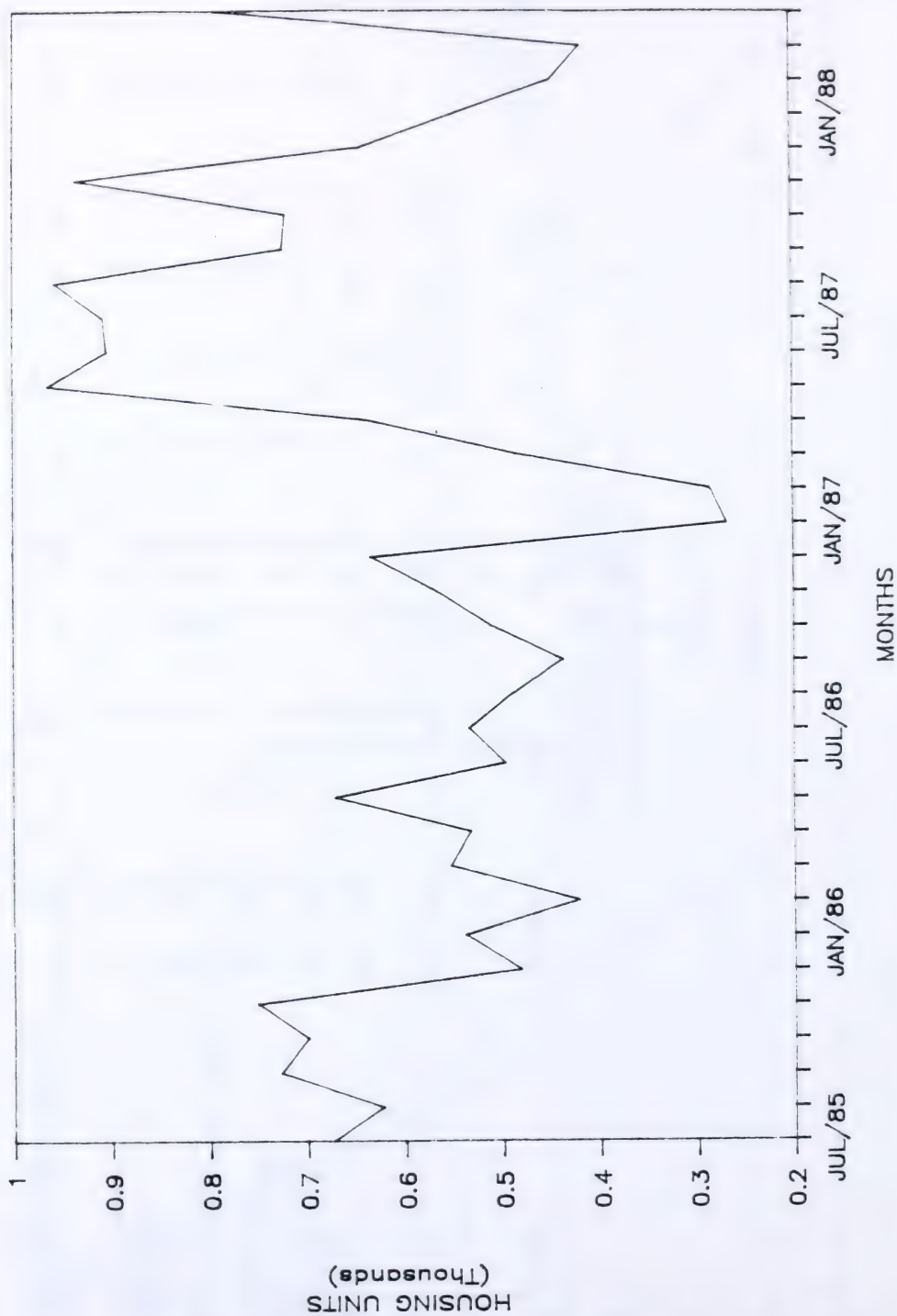


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	447	56
MARCH	485	416	14
APRIL	639	793	24
MAY	964		
JUNE	903		
JULY	908		
AUGUST	957		
SEPTEMBER	723		
OCTOBER	720		
NOVEMBER	936		
DECEMBER	643		
TOTAL	8432	2203	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

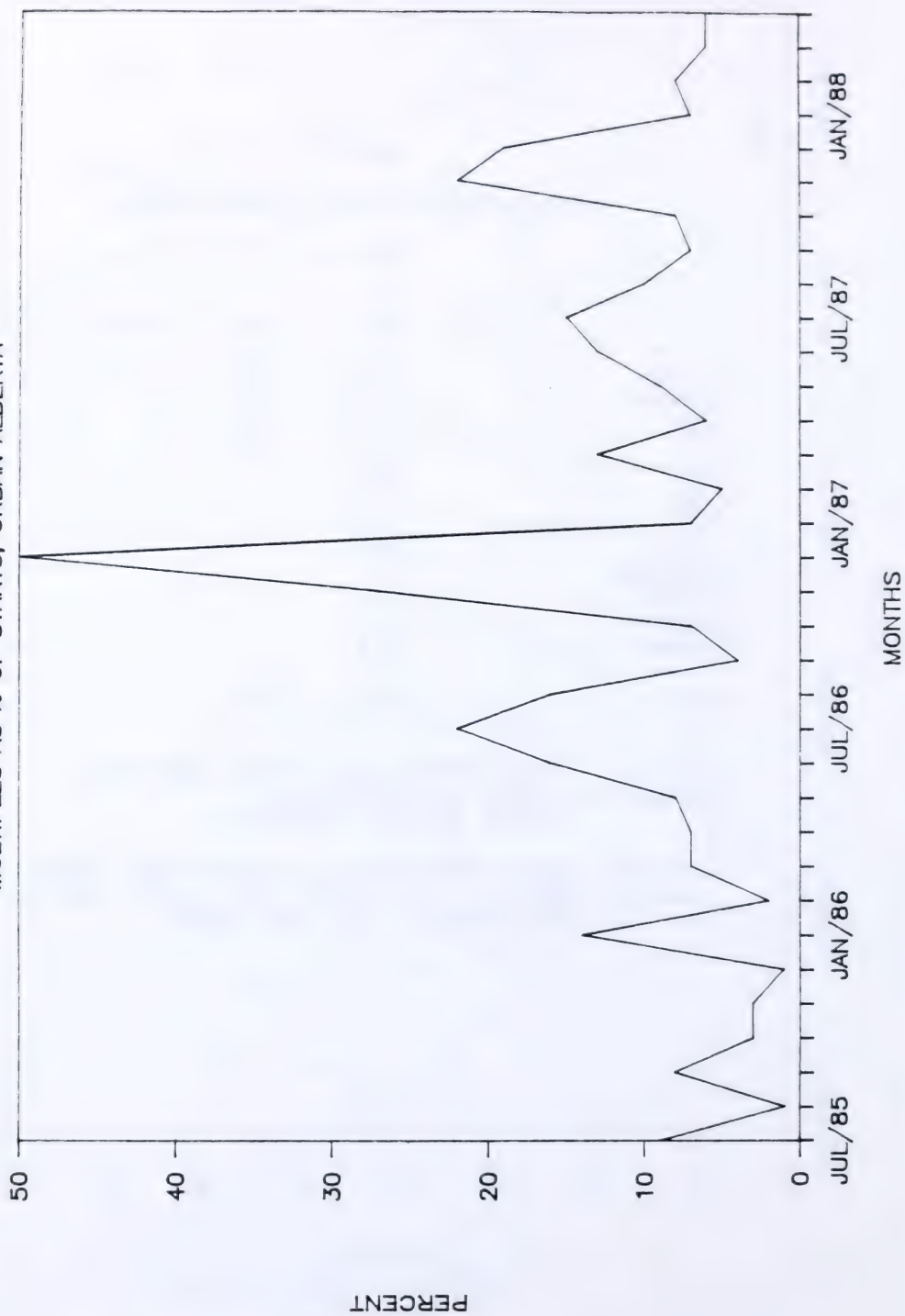


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	793	748	45	6
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	2203	2059	144	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

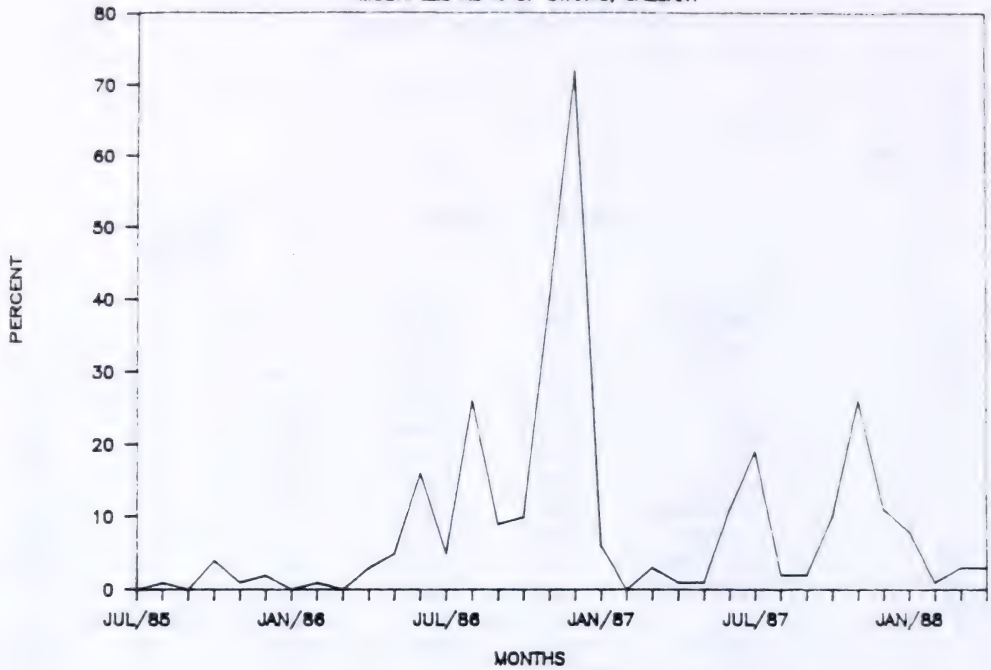


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

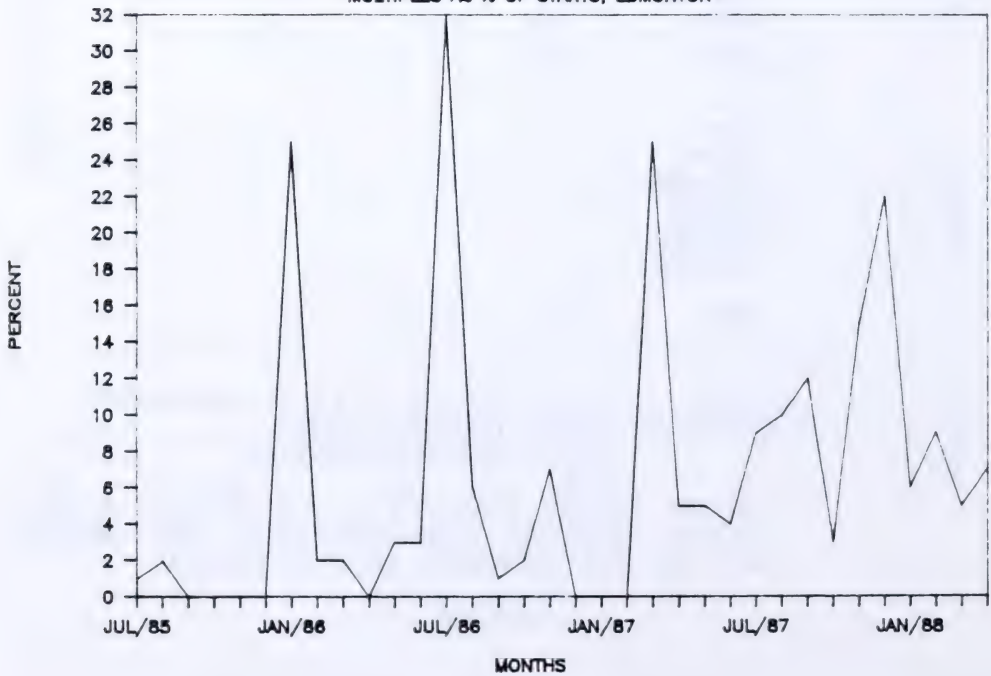


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987						EDMONTON (METRO)					
CALGARY			1988			EDMONTON (METRO)			1988		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	97	91	6		JANUARY	113	113	0			0
FEBRUARY	104	104	0		FEBRUARY	130	130	0			0
MARCH	223	217	6	3	MARCH	210	158	52			25
APRIL	182	180	2	1	APRIL	366	349	17			5
MAY	408	404	4	1	MAY	350	334	16			5
JUNE	389	348	41	11	JUNE	371	355	16			4
JULY	367	299	68	19	JULY	410	374	36			9
AUGUST	413	405	8	2	AUGUST	372	334	38			10
SEPTEMBER	317	311	6	2	SEPTEMBER	327	289	38			12
OCTOBER	320	288	32	10	OCTOBER	292	282	10			3
NOVEMBER	404	300	104	26	NOVEMBER	368	314	54			15
DECEMBER	242	215	27	11	DECEMBER	299	233	66			22
TOTAL	3466	3162	304	9	TOTAL	3608	3265	343			10
CALGARY						EDMONTON (METRO)					
JANUARY	290	268	22	8	JANUARY	200	188	12			6
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15			9
MARCH	183	177	6	3	MARCH	201	190	11			5
APRIL	328	319	9	3	APRIL	409	379	30			7
MAY					MAY						
JUNE					JUNE						
JULY					JULY						
AUGUST					AUGUST						
SEPTEMBER					SEPTEMBER						
OCTOBER					OCTOBER						
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	1015	976	39		TOTAL	984	916	68			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

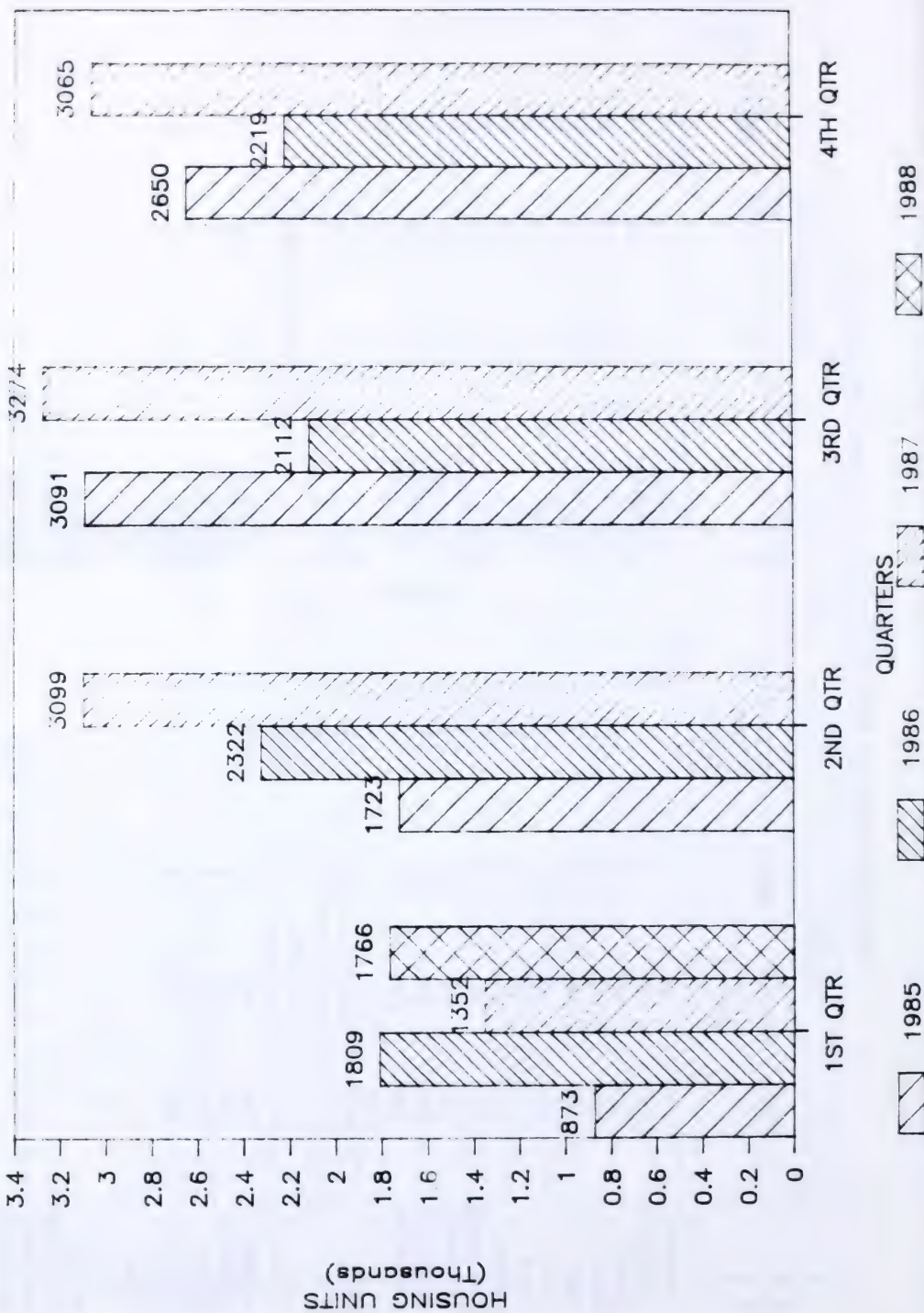


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1987 - 1988

	1987	1988	PERCENT CHANGE
FIRST QUARTER	1352	1766	31
SECOND QUARTER	3099		
THIRD QUARTER	3274		
FOURTH QUARTER	3065		
	----	-----	----
TOTAL	10790	1766	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

APR-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	407	8	0	0	415	156
CAMROSE	1	0	0	0	1	-80
EDMONTON M.A.	217	24	0	15	256	50
FORT MCMURRAY	0	0	0	0	0	*
GRANDE PRAIRIE	6	0	0	0	6	-40
LETHBRIDGE	0	0	0	0	0	-100
LLOYDMINSTER(ALTA. PART)	3	0	0	0	3	200
MEDICINE HAT	7	0	0	0	7	250
RED DEER	21	2	4	0	27	-21
WETASKIWIN	0	0	0	0	0	-100
OTHER CENTRES **	0	0	0	0	0	*
TOTAL	662	34	4	15	715	78

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

APR-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1198	50	154	172	1574	39
CAMROSE	8	0	0	0	8	14
EDMONTON M.A.	1037	56	54	26	1173	33
FORT MCMURRAY	4	0	0	0	4	100
GRANDE PRAIRIE	28	0	0	0	28	-3
LETHBRIDGE	60	4	0	0	64	19
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-92
MEDICINE HAT	29	6	25	35	95	20
RED DEER	45	2	12	0	59	-36
WETASKIWIN	11	2	9	0	22	340
OTHER CENTRES **	14	0	0	0	14	*
TOTAL	2435	120	254	233	3042	33

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

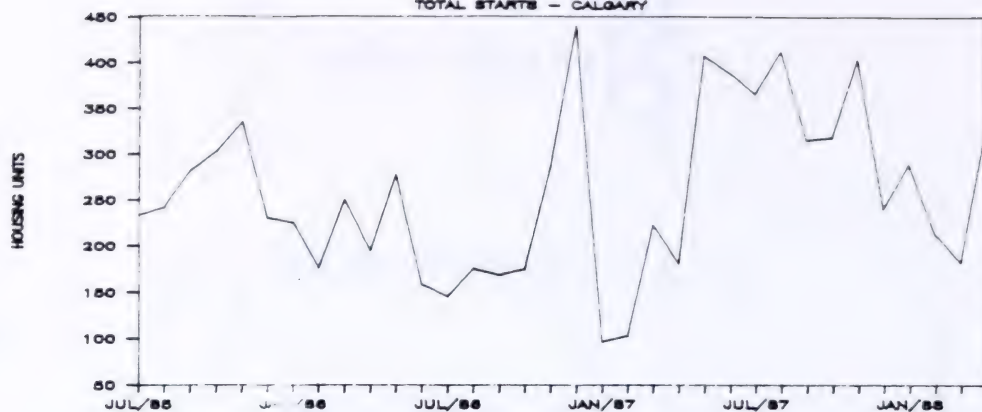


FIGURE 6B
COMPLETIONS - CALGARY



FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

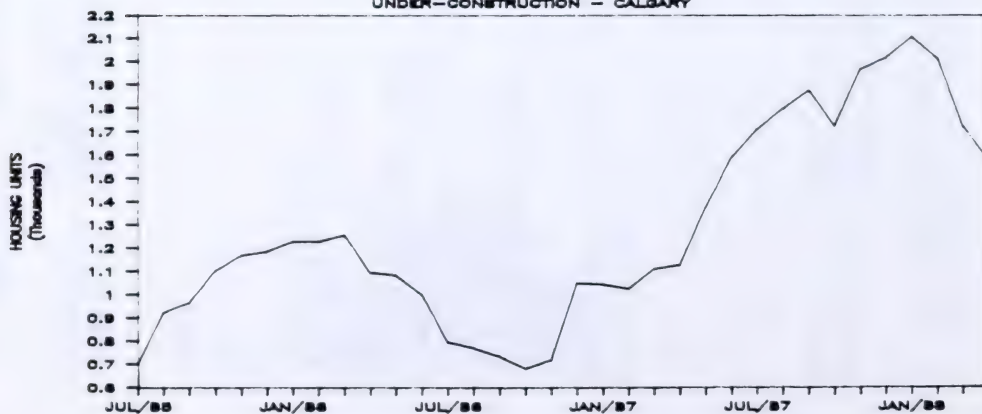


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1987			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
1988			
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	328	415	1574
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

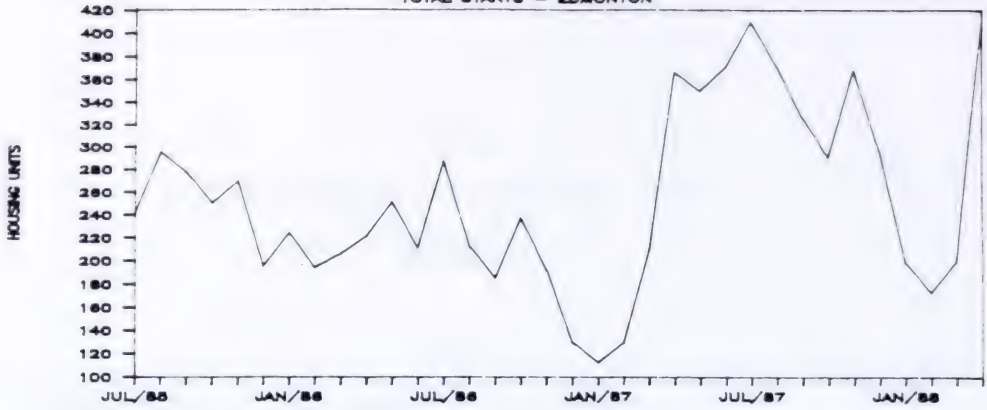


FIGURE 7B
COMPLETIONS - EDMONTON

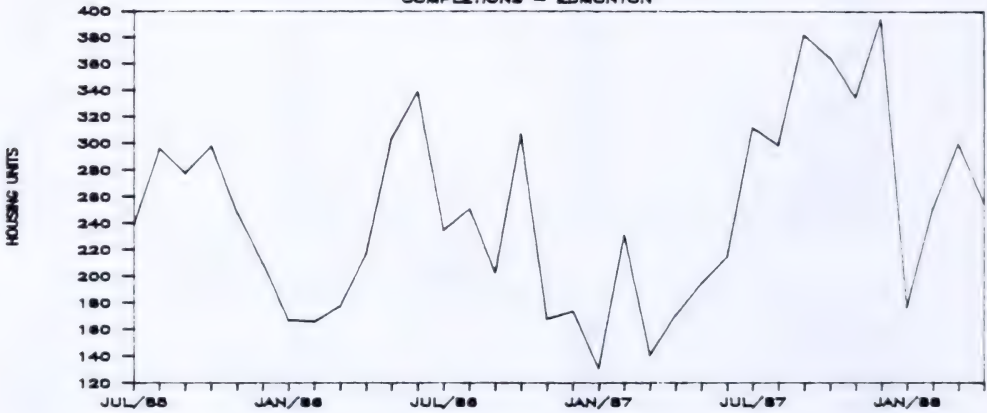


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

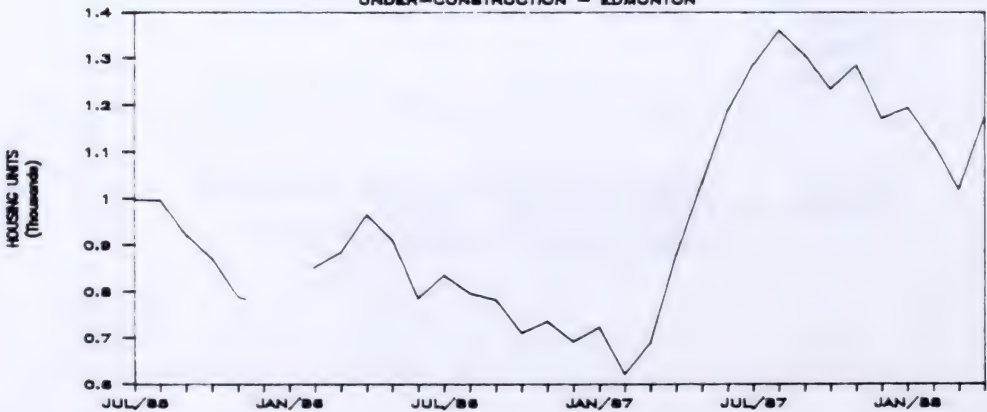


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172
----- 1988 -----			
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED -- EDMONTON

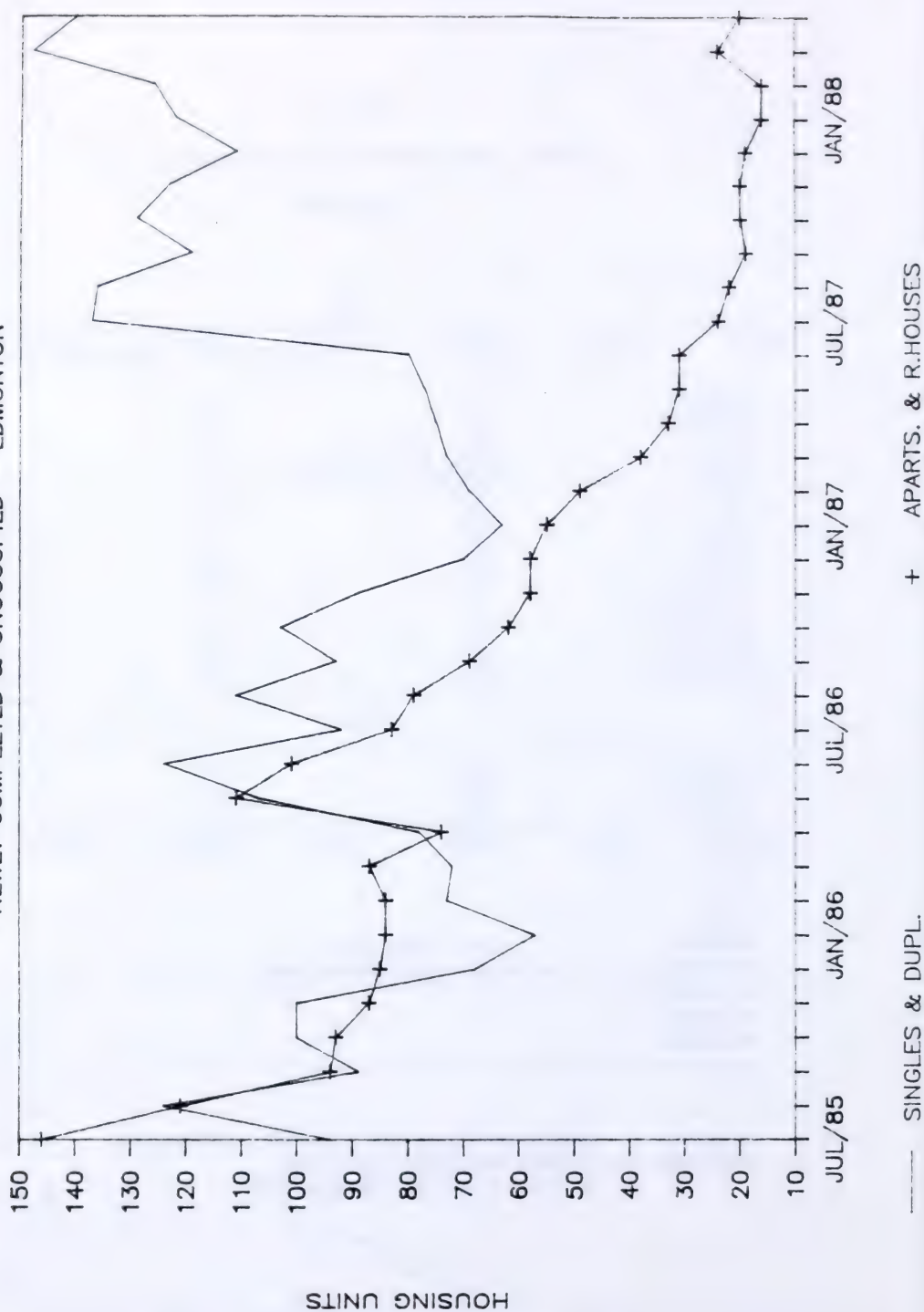


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9 NEWLY COMPLETED & UNOCCUPIED - CALGARY

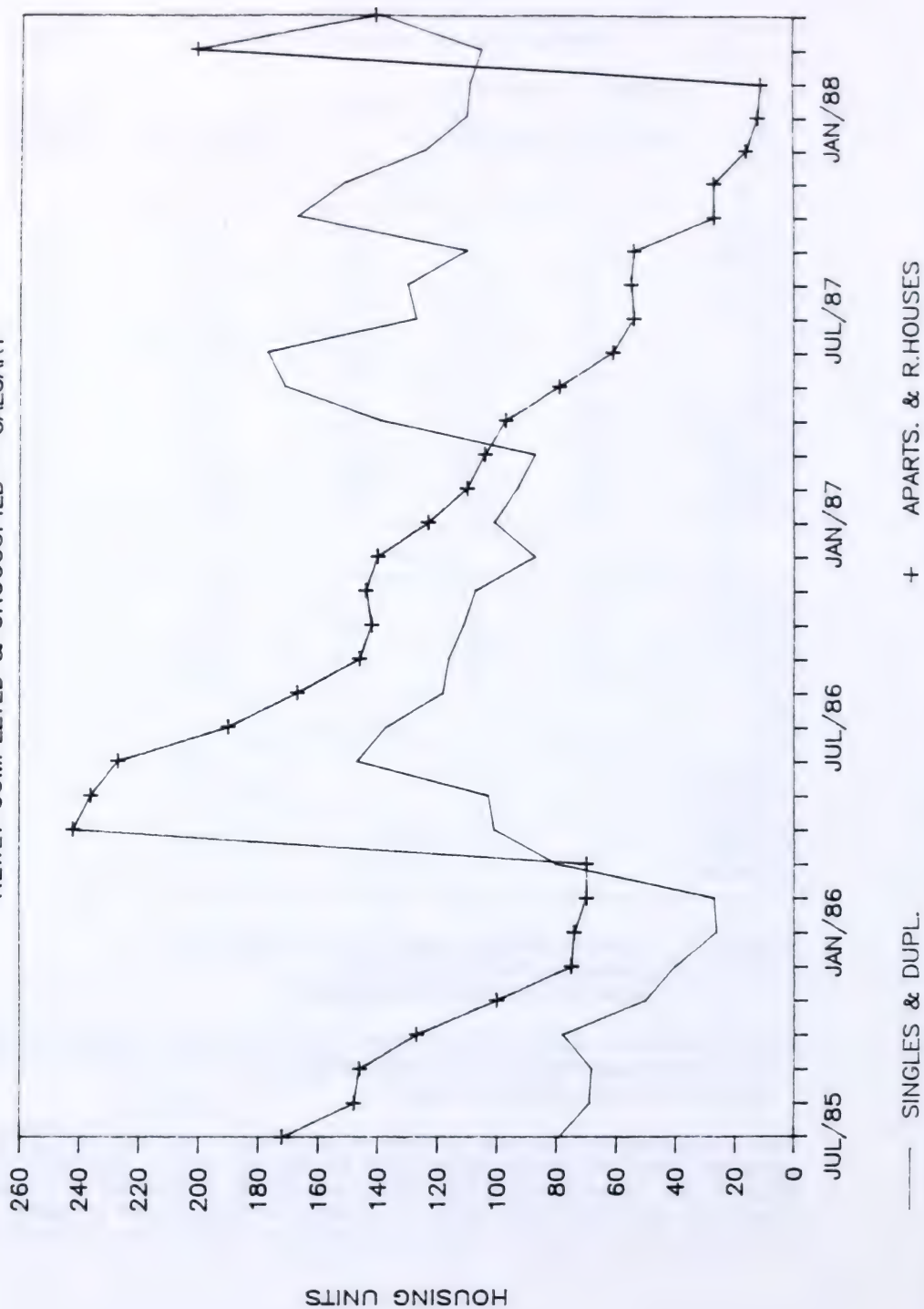


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62

1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	415	61
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

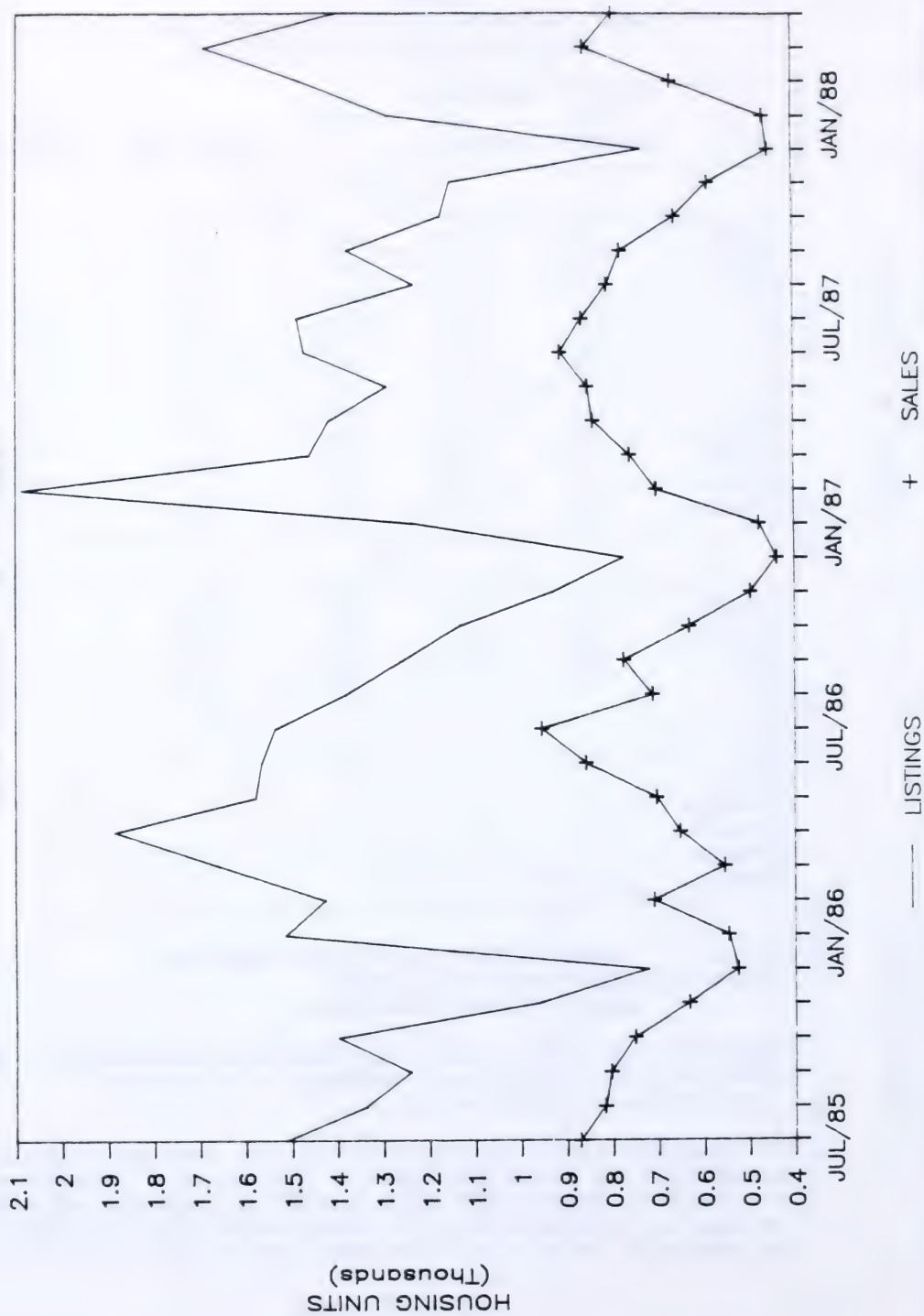


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE
EDMONTON

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118
1988				
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 11

CALGARY LISTINGS AND SALES

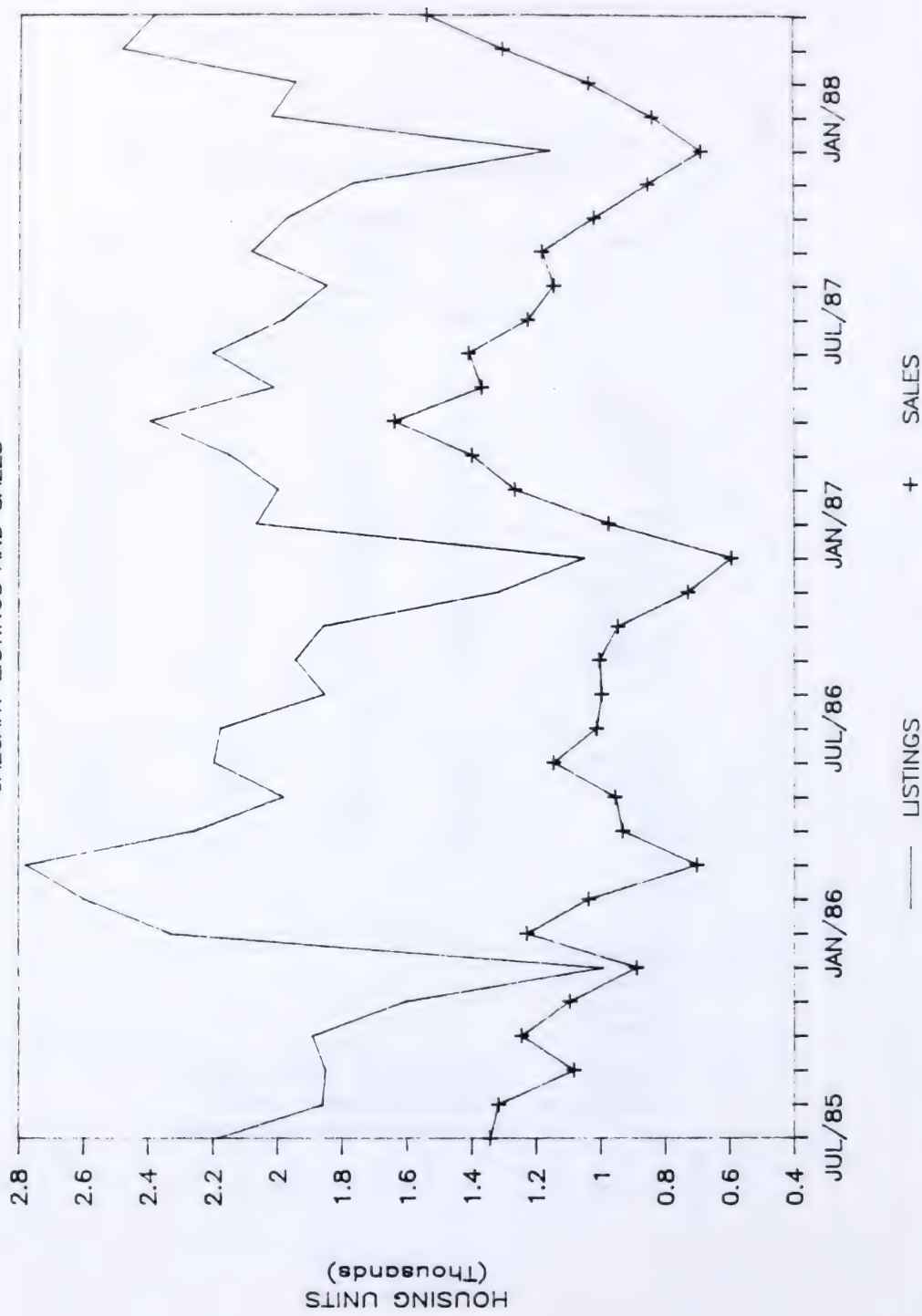


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				

1987				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585

1988				

JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

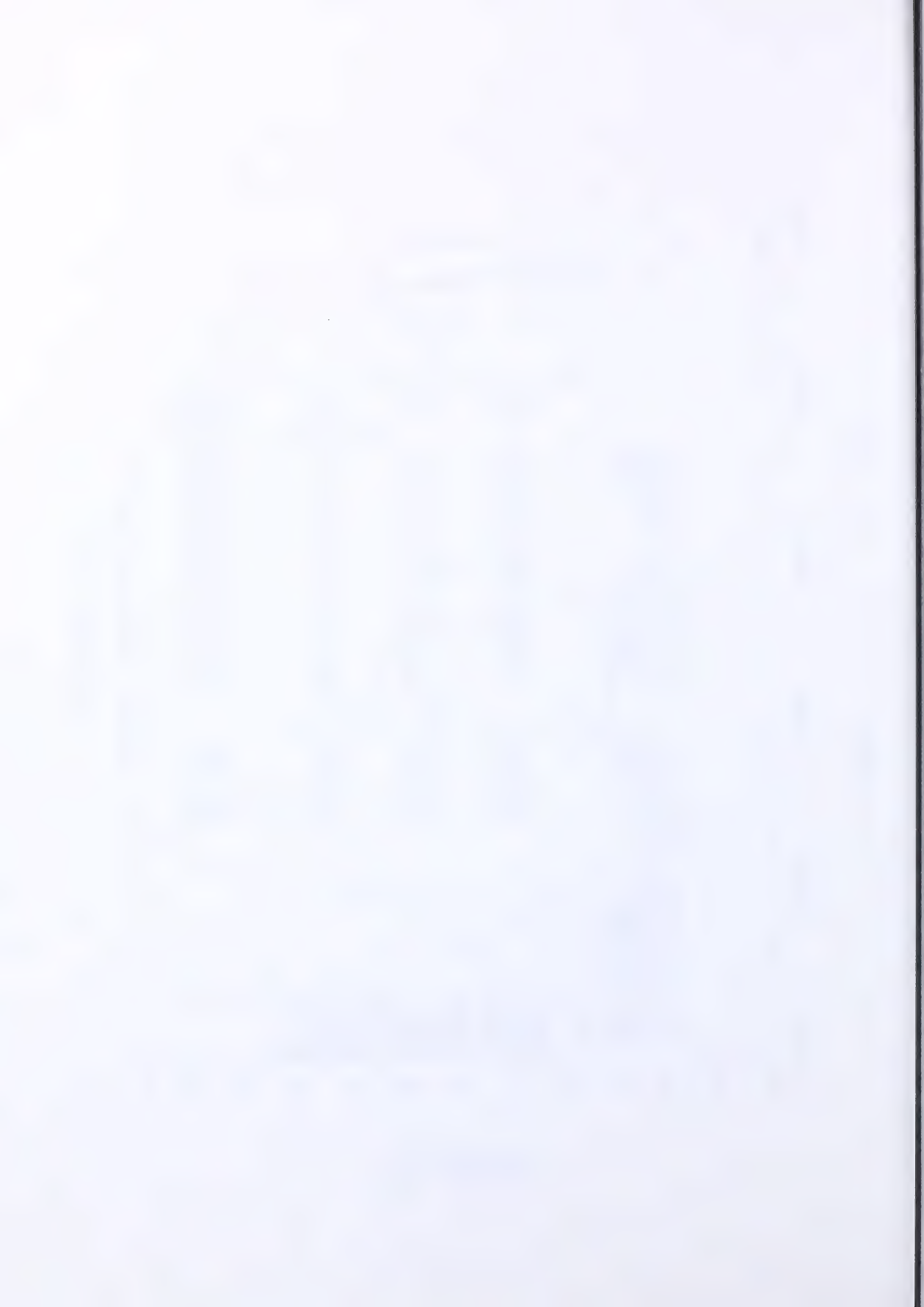


FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

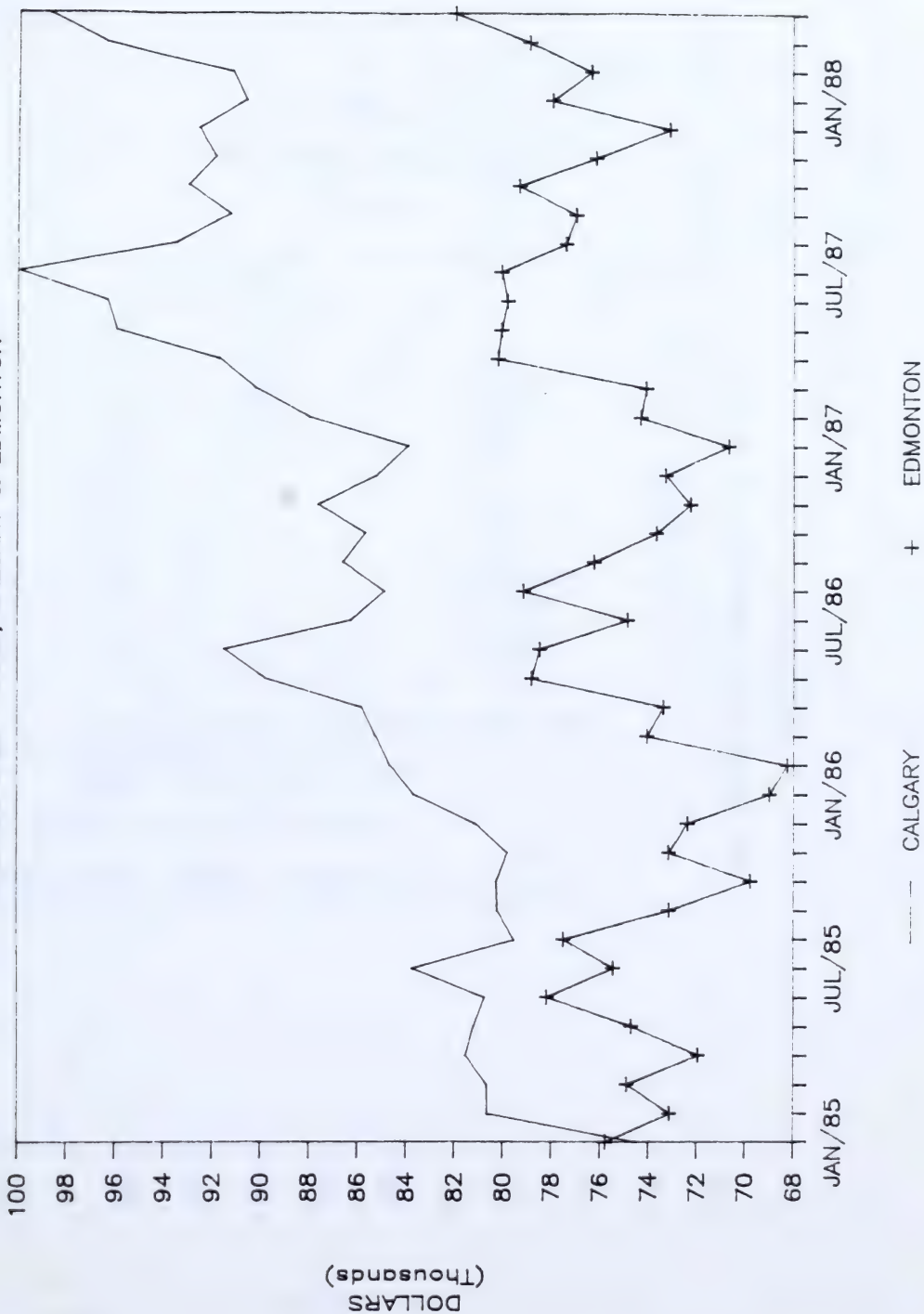


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

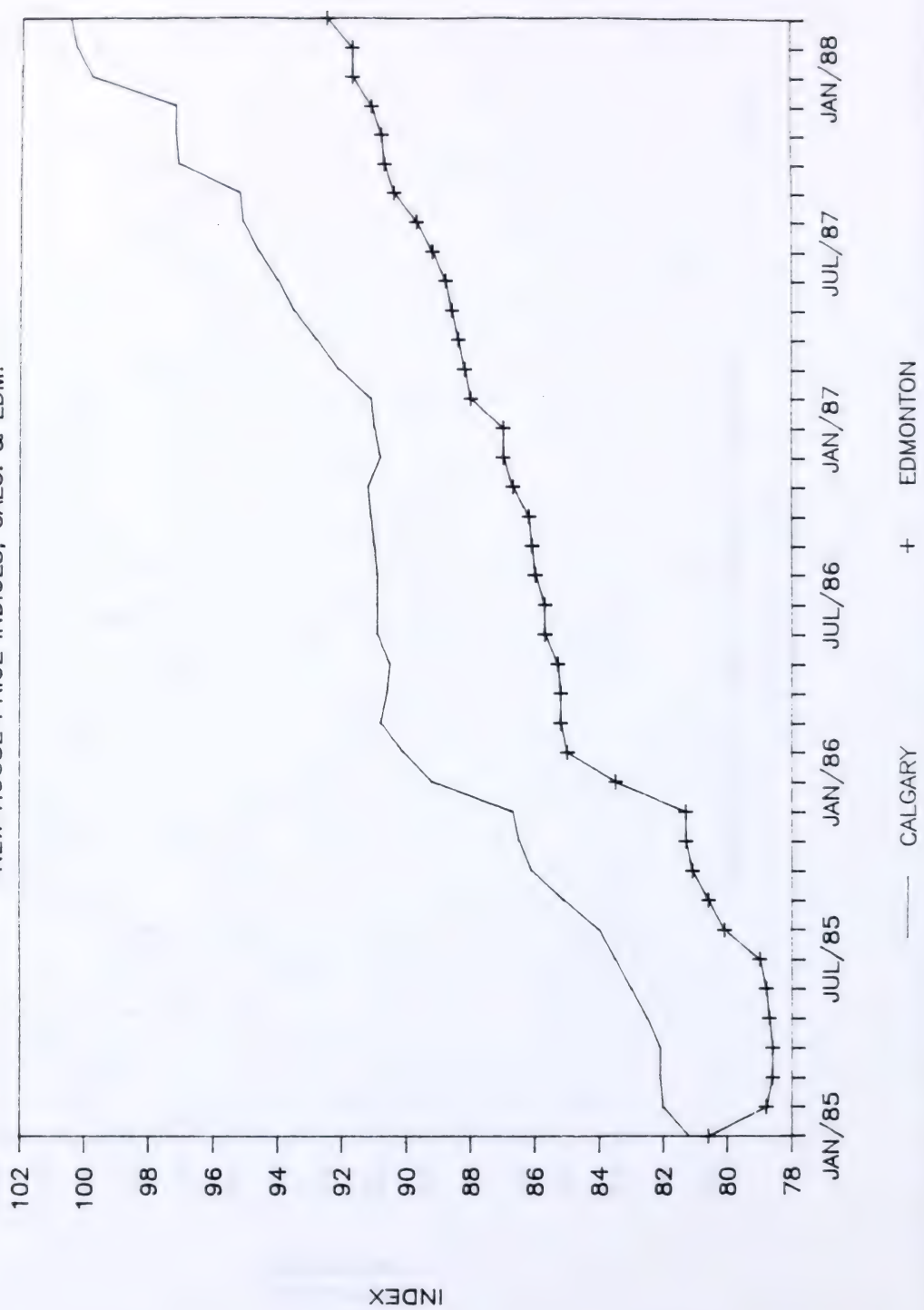


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

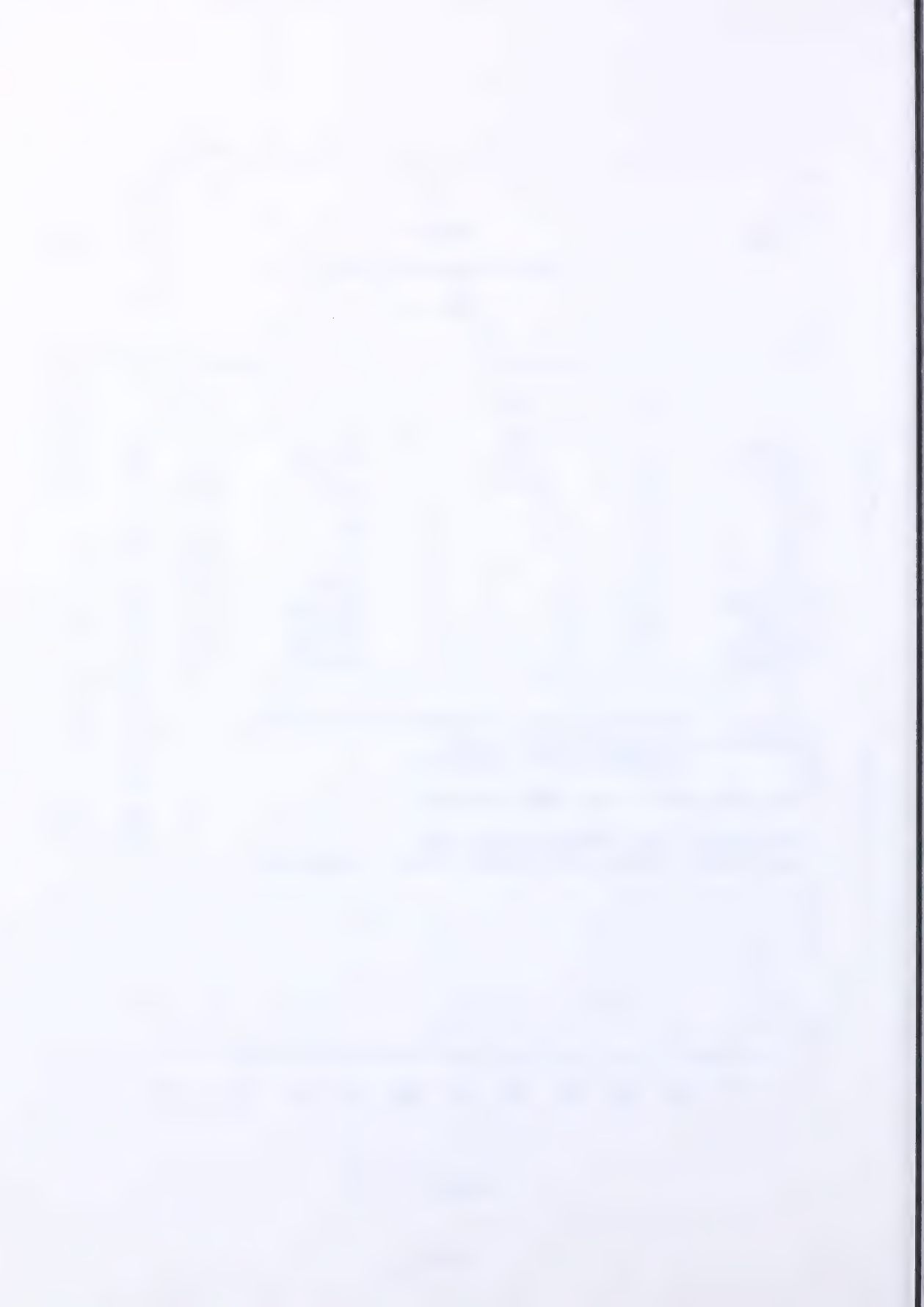
CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1	100.5	MARCH	88.2	92.5
APRIL	92.8		APRIL	88.4	
MAY	93.5		MAY	88.6	
JUNE	94.0		JUNE	88.8	
JULY	94.6		JULY	89.2	
AUGUST	95.1		AUGUST	89.7	
SEPTEMBER	95.2		SEPTEMBER	90.4	
OCTOBER	97.1		OCTOBER	90.7	
NOVEMBER	97.2		NOVEMBER	90.8	
DECEMBER	97.2		DECEMBER	91.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



CANADIANA

JUL - 8 1988

RESIDENTIAL CONSTRUCTION IN ALBERTA

MAY 1988

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat



RESIDENTIAL CONSTRUCTION

IN ALBERTA

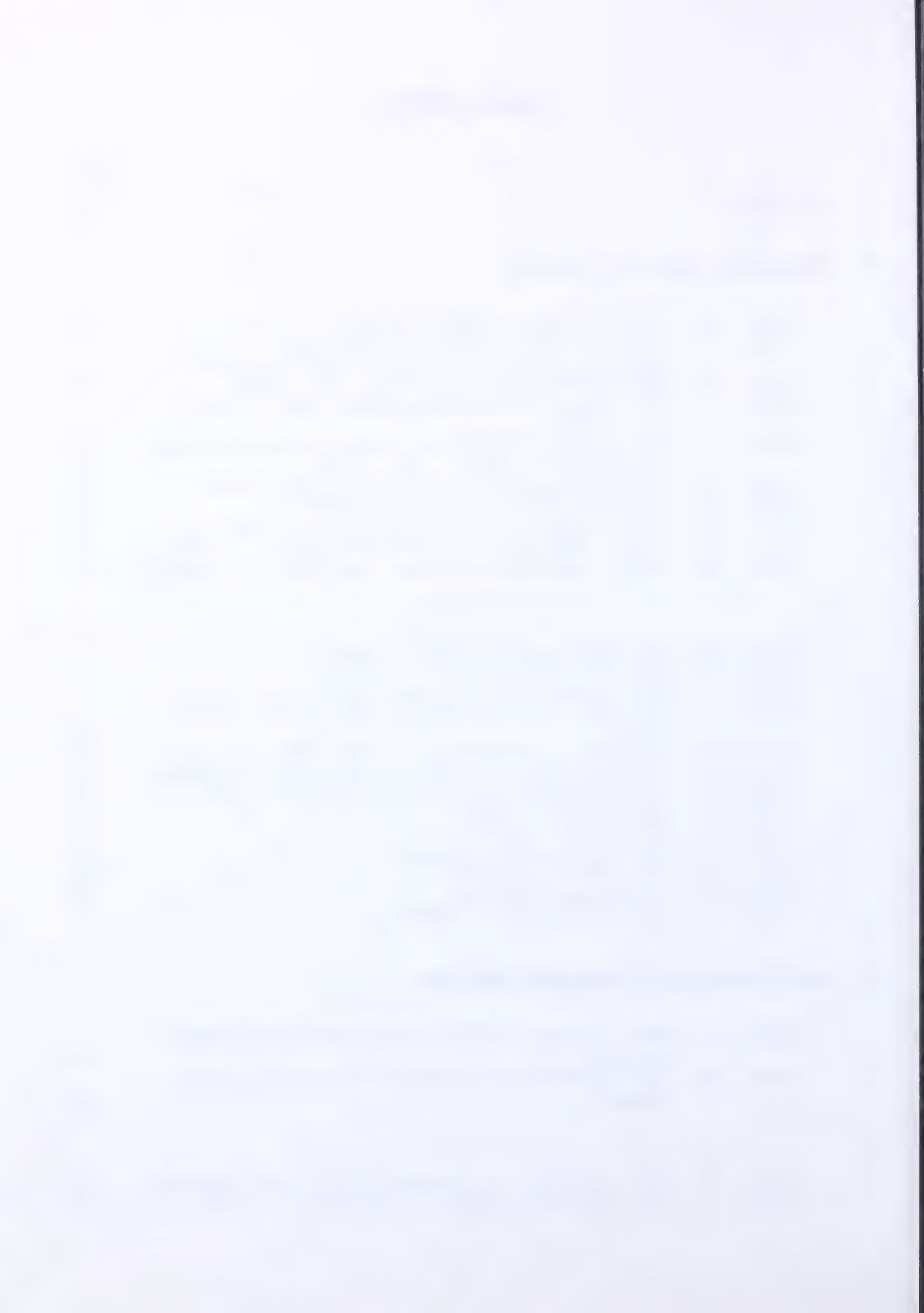
MAY 1988

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



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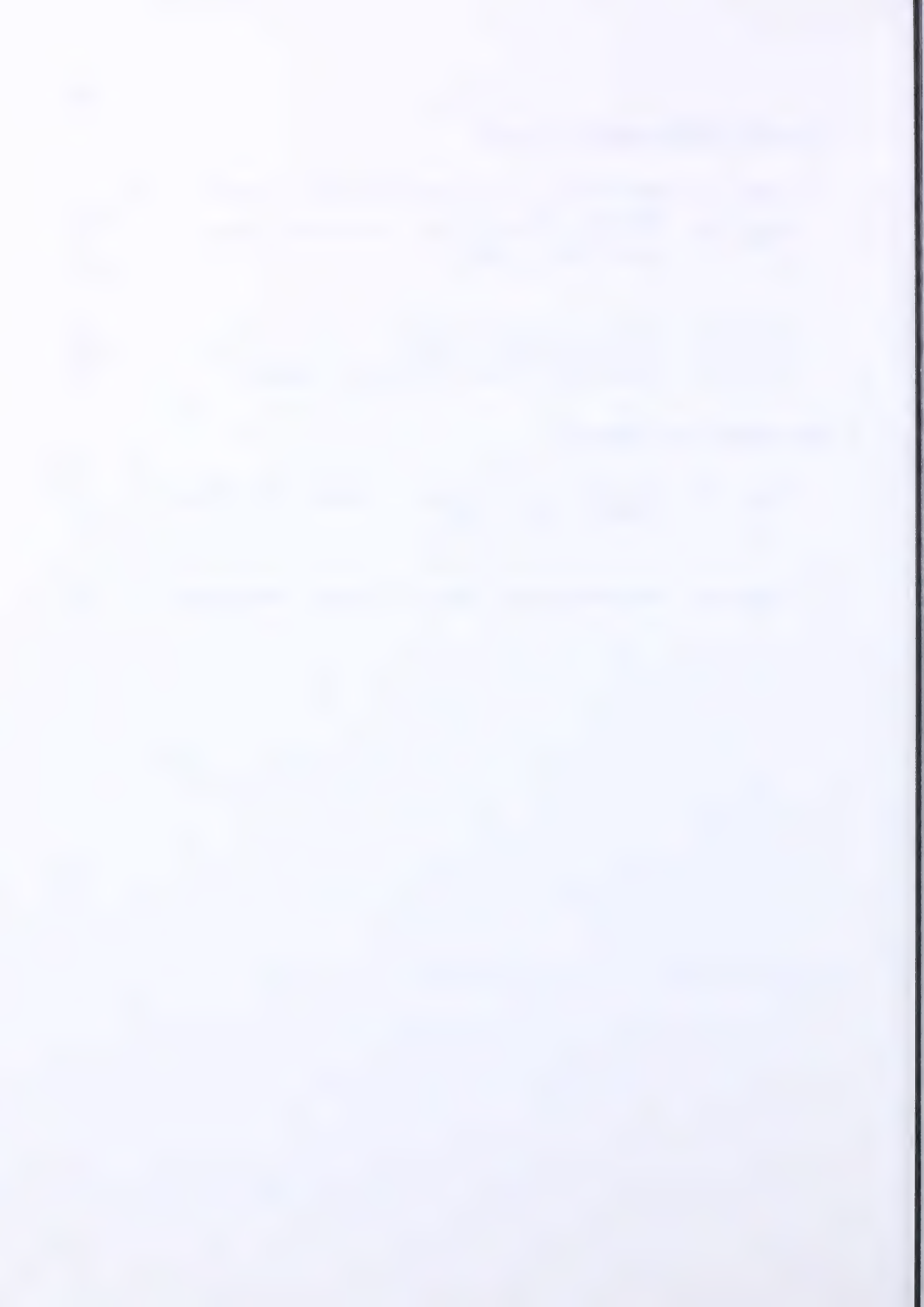
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Highlights

Urban Alberta

- ° Housing starts in May fell 32% from the same month 1987 to 658 units.
- ° However, total starts to date (2,867) are still 9% higher than last year's total of 2,642. Single family starts increased by 10% while multiples declined by 4%.
- ° Housing under construction in May also decreased from the month before to 3,070 units, but up 8% compared to May of 1987.

Calgary

- ° Calgary's May starts dropped after a sharp increase in April to 200 units, down 4% from the preceding month, and down more than 50% from the May 1987 level.
- ° Total starts for the year, however, are still up 20% to 1,221 units from 1,014 for 1987.
- ° Housing under construction fell again to 1,533 units in May. Inventory of newly completed and unoccupied units also dropped to 273 as did the rate of absorption which slid to 48% from 61% the month before.
- ° The resale housing market activity was extremely active as indicated by the ratio of sales to listings which reached .69 and the 27% increase (to 1,740) in sales over May 1987.
- ° The average selling price increased again to \$99,368 last month, up 4% from the May 1987 average price. The new housing price index also showed an increase to 101.4 in April, up 9% over 1987.

The first of these is the fact that the
economy is not in a state of equilibrium.
The second is the fact that the
economy is not in a state of equilibrium.

The third is the fact that the
economy is not in a state of equilibrium.
The fourth is the fact that the
economy is not in a state of equilibrium.

The fifth is the fact that the
economy is not in a state of equilibrium.
The sixth is the fact that the
economy is not in a state of equilibrium.

Edmonton

- ° After a sharp increase in April, Edmonton's housing starts also fell but only by 2% to 342 units in May.
- ° Despite the decrease, total starts for the first five months are still up 13% to 1,326 units from 1,169 for 1987. Singles are 14% higher than last year while multiples are 6% higher.
- ° Housing under construction continued to show an upward trend to 1,202 units in May. However, inventory of newly completed and unoccupied units decreased slightly to 154 units while the rate of absorption remained at a very high level of 67% .
- ° In the resale market, sales for the month of May (913 units) were 7% higher than in 1987.
- ° The average selling price decreased slightly to \$81,285 last month, but still above the level this time last year. However, the new housing price index continued to increase to 92.6 in April, a 5% increase from April 1987.

TABLE 1

MAY-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	192	8	0	0	200	-51
CAMROSE	3	0	0	0	3	-57
EDMONTON M.A.	320	14	8	0	342	-2
FORT MCMURRAY	3	0	0	0	3	200
GRANDE PRAIRIE	21	2	0	0	23	28
LETHBRIDGE	6	0	0	0	6	-91
LLOYDMINSTER(ALTA. PART)	0	0	0	0	0	*
MEDICINE HAT	19	0	0	4	23	-32
RED DEER	21	2	25	0	48	-21
WETASKIWIN	5	0	0	0	5	-38
OTHER CENTRES **	3	2	0	0	5	-44
TOTAL	593	28	33	4	658	-32

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

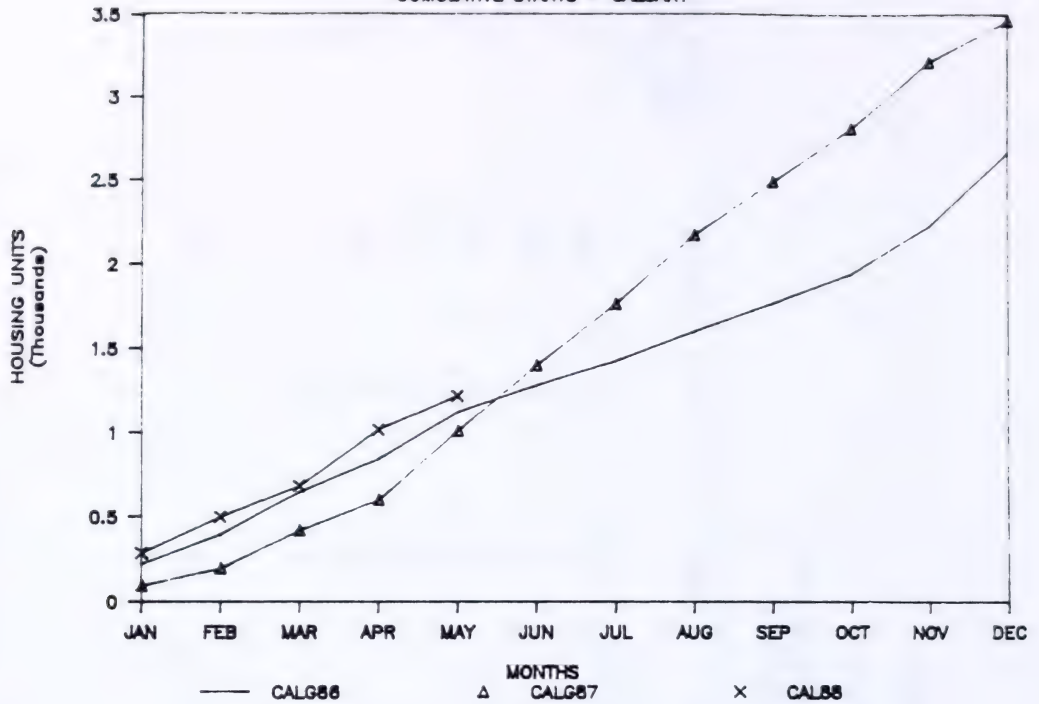


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

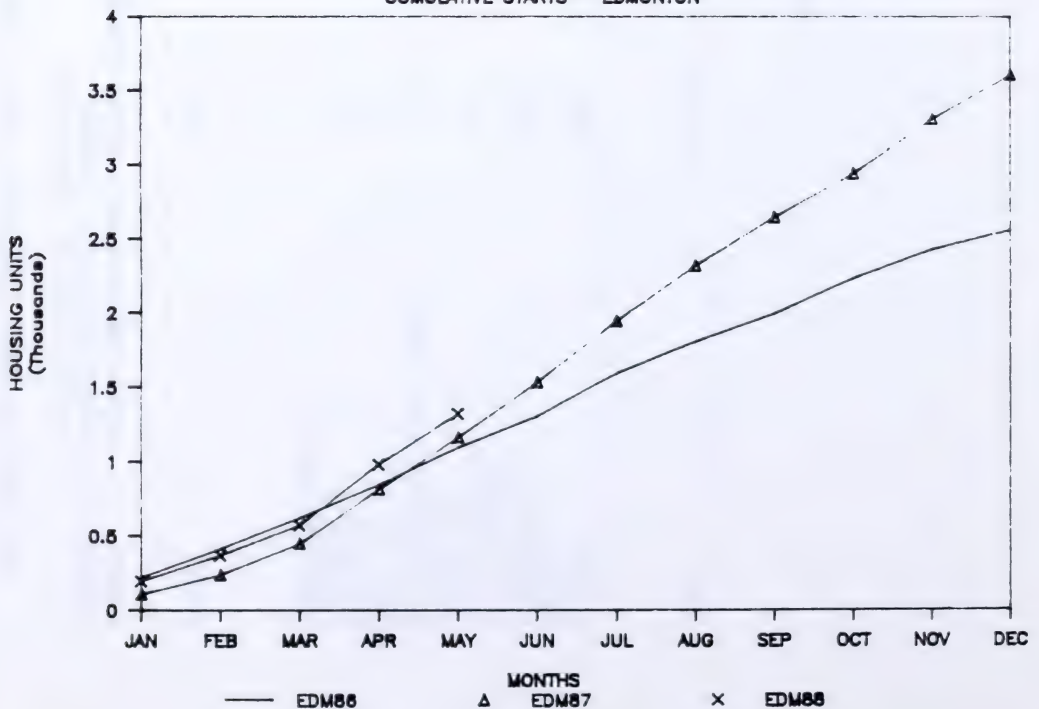


TABLE 2

MAY-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1987 1988	1987 1988	1987 1988	1987 1988	1987 1988	
CALGARY	996 1174	18 22	0 25	0 0	1014 1221	20
CAMROSE	14 7	0 0	0 0	0 0	14 7	-50
EDMONTON M.A.	1084 1236	14 46	10 18	61 26	1169 1326	13
FORT MCMURRAY	1 6	0 0	0 0	0 0	1 6	500
GRANDE PRAIRIE	44 43	0 2	0 0	0 0	44 45	2
LETHBRIDGE	66 34	2 2	32 0	0 0	100 36	-64
LLOYDMINSTER(ALTA. PART)	10 5	0 0	0 0	0 0	10 5	-50
MEDICINE HAT	76 44	2 6	0 0	4 7	82 57	-30
RED DEER	107 75	0 4	75 41	0 0	182 120	34
WETASKIWIN	16 14	0 2	0 6	0 0	16 22	38
OTHER CENTRES **	10 20	0 2	0 0	0 0	10 22	120
TOTAL	2424 2658	36 86	117 90	65 33	2642 2867	9
PERCENT CHANGE BY TYPE	10	139	23	49	9	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

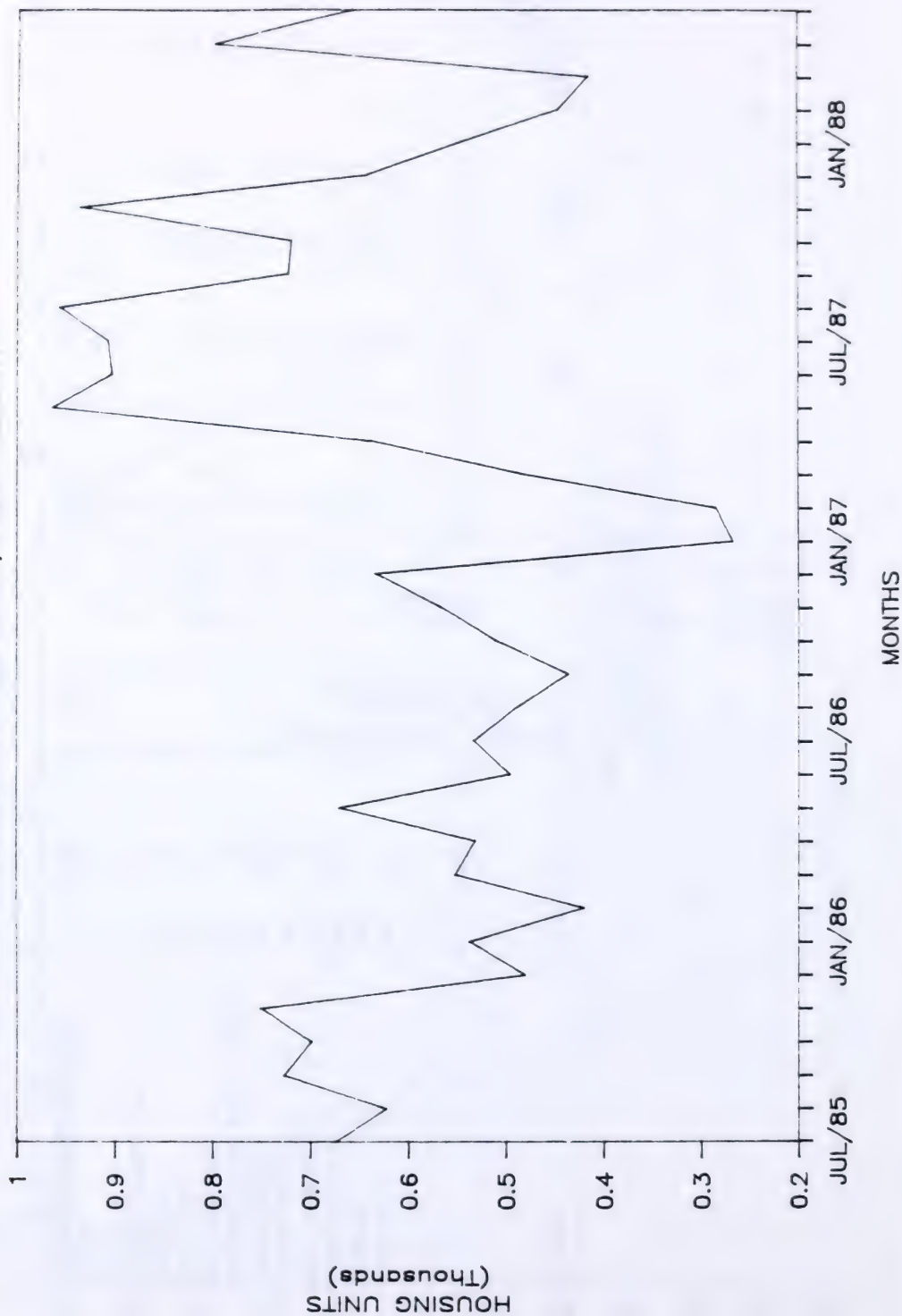


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	447	56
MARCH	485	416	-14
APRIL	639	799	25
MAY	964	658	-32
JUNE	903		
JULY	908		
AUGUST	957		
SEPTEMBER	723		
OCTOBER	720		
NOVEMBER	936		
DECEMBER	643		
TOTAL	8432	2867	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

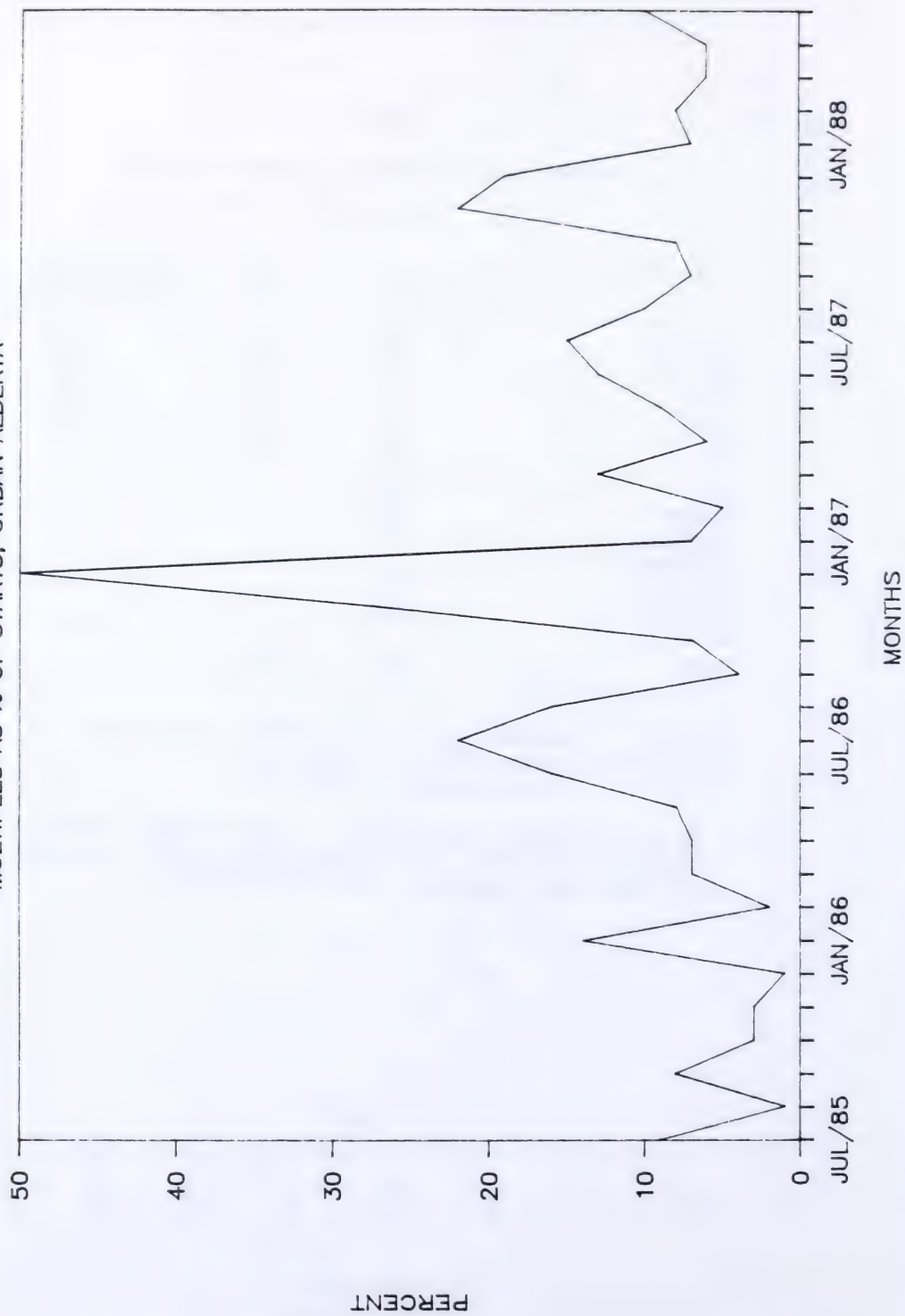


TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	658	593	65	10
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	2867	2658	209	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

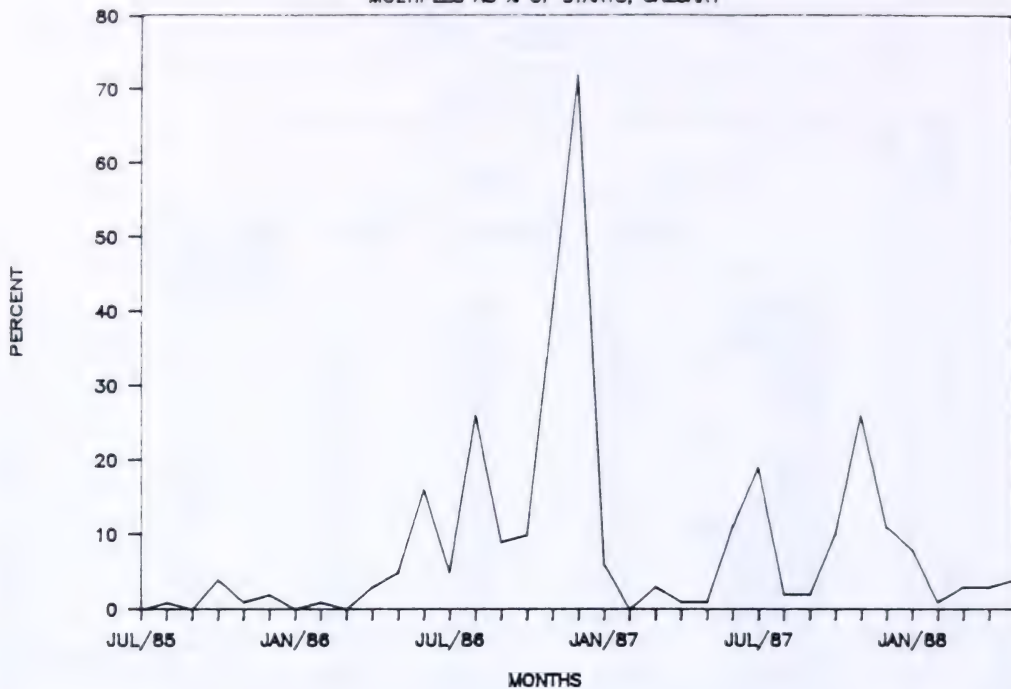
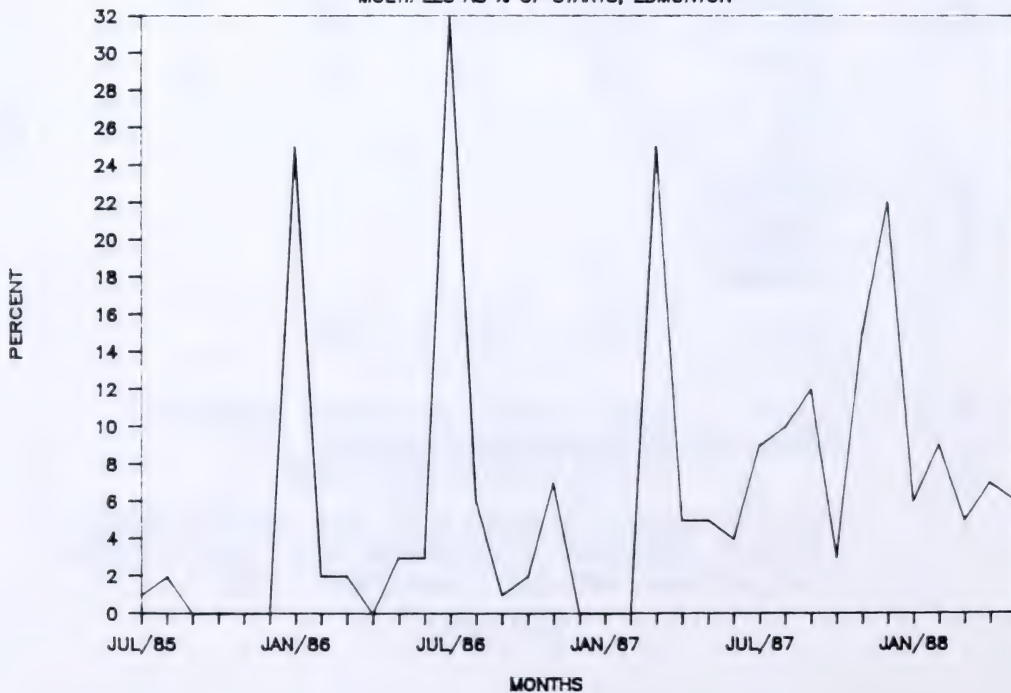


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY				1987				EDMONTON (METRO)			
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	97	91	6	JANUARY	113	113	0	JANUARY	113	0	0
FEBRUARY	104	104	0	FEBRUARY	130	130	0	FEBRUARY	130	0	0
MARCH	223	217	6	MARCH	210	158	52	MARCH	210	52	25
APRIL	182	180	2	APRIL	366	349	17	APRIL	366	17	5
MAY	408	404	4	MAY	350	334	16	MAY	350	16	5
JUNE	389	348	41	JUNE	371	355	16	JUNE	371	16	4
JULY	367	299	68	JULY	410	374	36	JULY	410	36	9
AUGUST	413	405	8	AUGUST	372	334	38	AUGUST	372	38	10
SEPTEMBER	317	311	6	SEPTEMBER	327	289	38	SEPTEMBER	327	38	12
OCTOBER	320	288	32	OCTOBER	292	282	10	OCTOBER	292	10	3
NOVEMBER	404	300	104	NOVEMBER	368	314	54	NOVEMBER	368	54	15
DECEMBER	242	215	27	DECEMBER	299	233	66	DECEMBER	299	66	22
TOTAL	3466	3162	304	TOTAL	3608	3265	343	TOTAL	3608	343	10
CALGARY				1988				EDMONTON (METRO)			
JANUARY	290	268	22	JANUARY	200	188	12	JANUARY	200	188	6
FEBRUARY	214	212	2	FEBRUARY	174	159	15	FEBRUARY	174	15	9
MARCH	183	177	6	MARCH	201	190	11	MARCH	201	11	5
APRIL	334	325	9	APRIL	409	379	30	APRIL	409	30	7
MAY	200	192	8	MAY	342	320	22	MAY	342	22	6
JUNE				JUNE				JUNE			
JULY				JULY				JULY			
AUGUST				AUGUST				AUGUST			
SEPTEMBER				SEPTEMBER				SEPTEMBER			
OCTOBER				OCTOBER				OCTOBER			
NOVEMBER				NOVEMBER				NOVEMBER			
DECEMBER				DECEMBER				DECEMBER			
TOTAL	1221	1174	47	TOTAL	1326	1236	90	TOTAL	1326	90	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

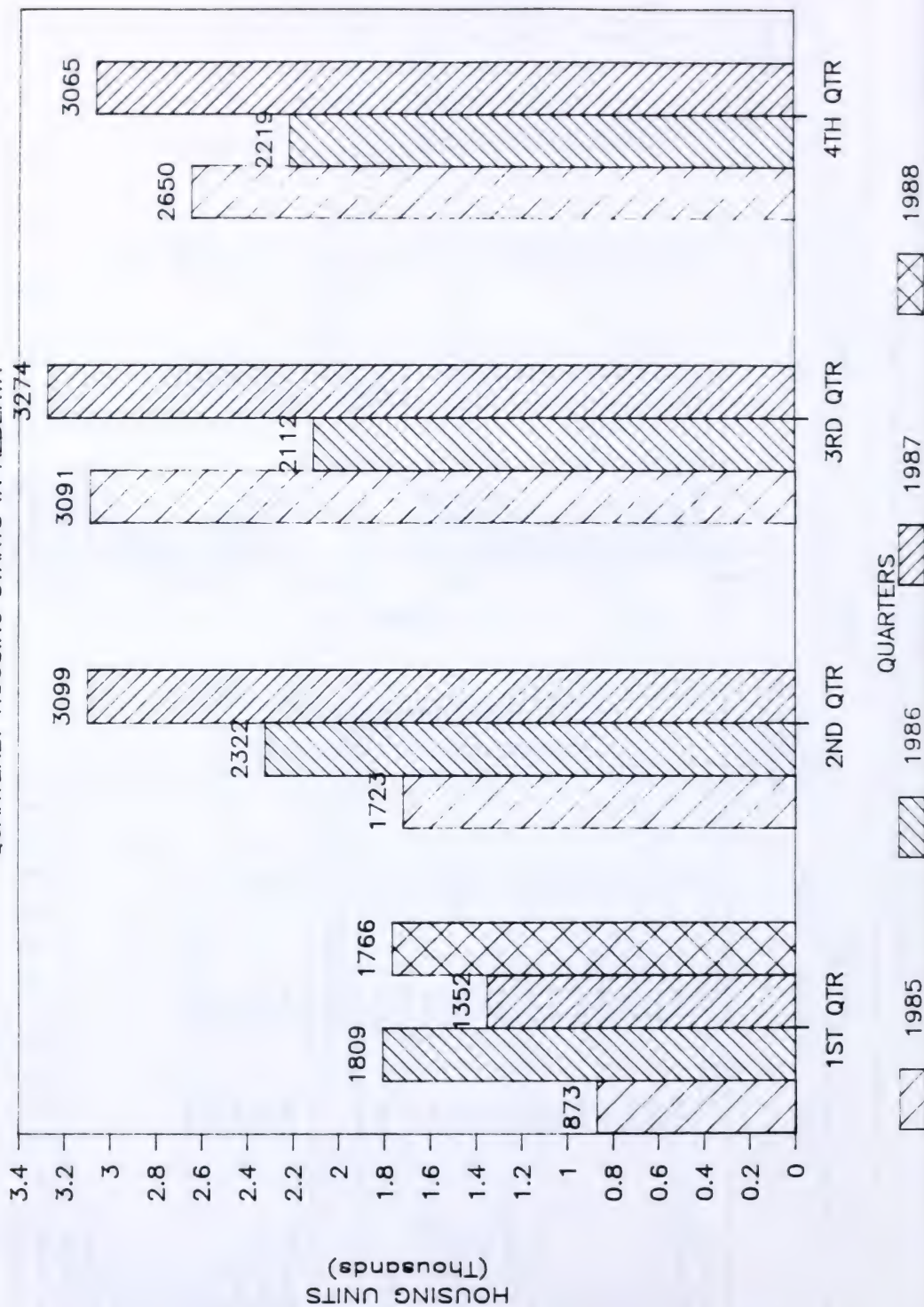


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1987 - 1988	
	1987	1988
		PERCENT CHANGE
FIRST QUARTER	1352	1766
SECOND QUARTER	3099	
THIRD QUARTER	3274	
FOURTH QUARTER	3065	
	----	----
TOTAL	10790	1766

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

MAY-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	233	8	0	0	241	50
CAMROSE	1	0	0	0	1	-50
EDMONTON M.A.	269	18	26	0	313	61
FORT MCMURRAY	0	0	0	0	0	*
GRANDE PRAIRIE	7	0	0	0	7	133
LETHBRIDGE	24	0	0	0	24	26
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	*
MEDICINE HAT	8	6	0	0	14	-26
RED DEER	16	0	8	0	24	140
WETASKIWIN	3	0	0	0	3	*
OTHER CENTRES **	2	0	0	0	2	33
TOTAL	564	32	34	0	630	53

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

MAY-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1157	100	104	172	1533	11
CAMROSE	10	0	0	0	10	17
EDMONTON M.A.	1088	52	36	26	1202	16
FORT McMURRAY	7	0	0	0	7	250
GRANDE PRAIRIE	42	2	0	0	44	0
LETHBRIDGE	42	4	0	0	46	55
LLOYDMINSTER(ALTA. PART)	0	0	0	0	0	100
MEDICINE HAT	40	0	25	39	104	11
RED DEER	50	4	29	0	83	42
WETASKIWIN	13	2	9	0	24	85
OTHER CENTRES **	15	2	0	0	17	143
TOTAL	2464	166	203	237	3070	8

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

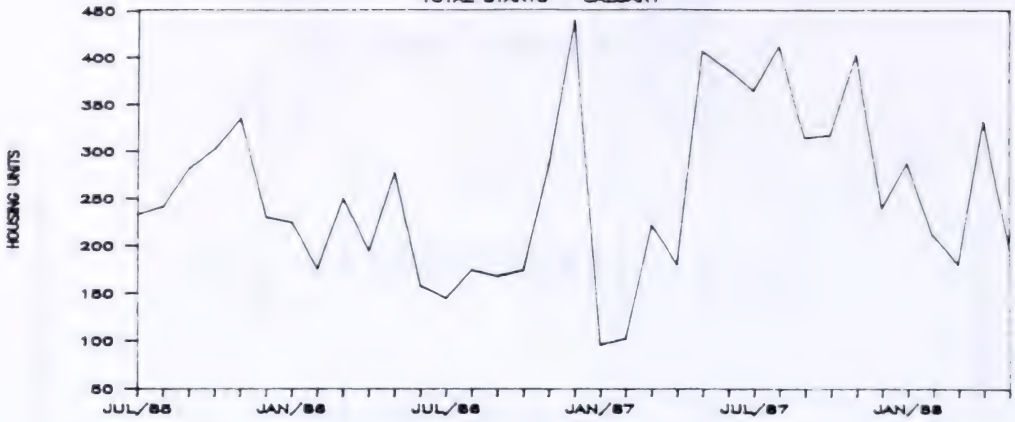


FIGURE 6B
COMPLETIONS - CALGARY

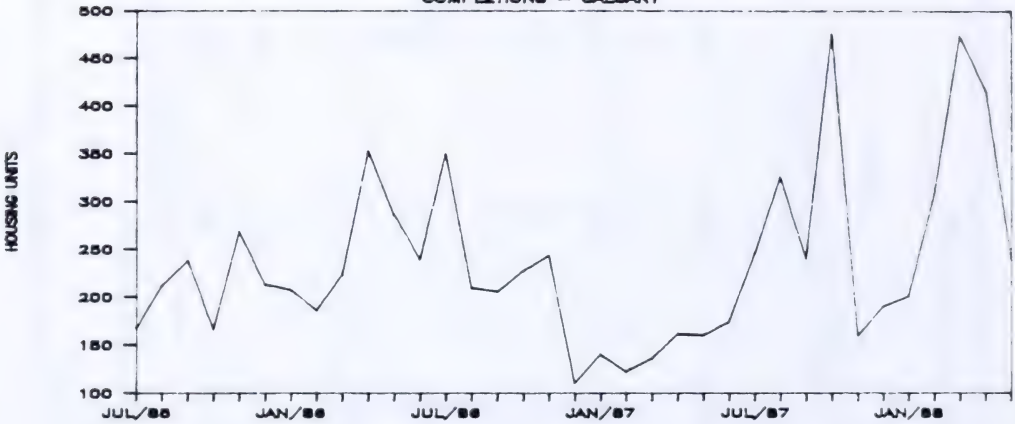


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

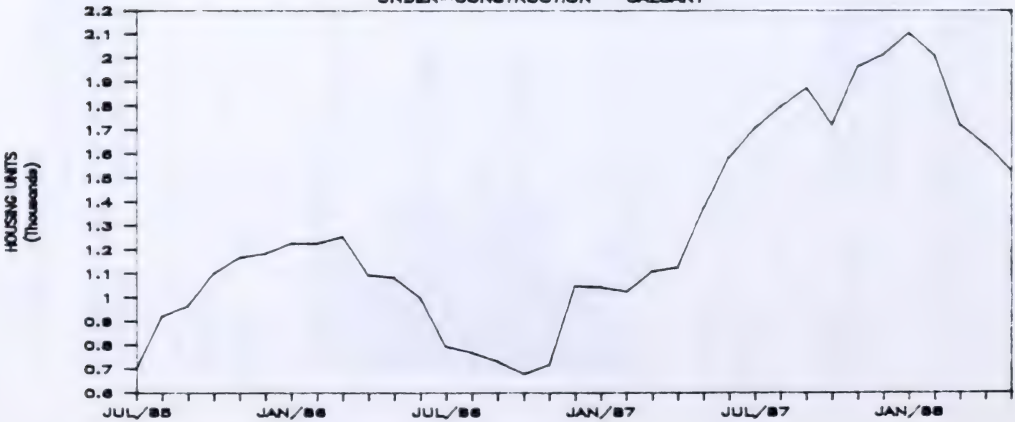


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
----- 1988 -----			
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	200	241	1533
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

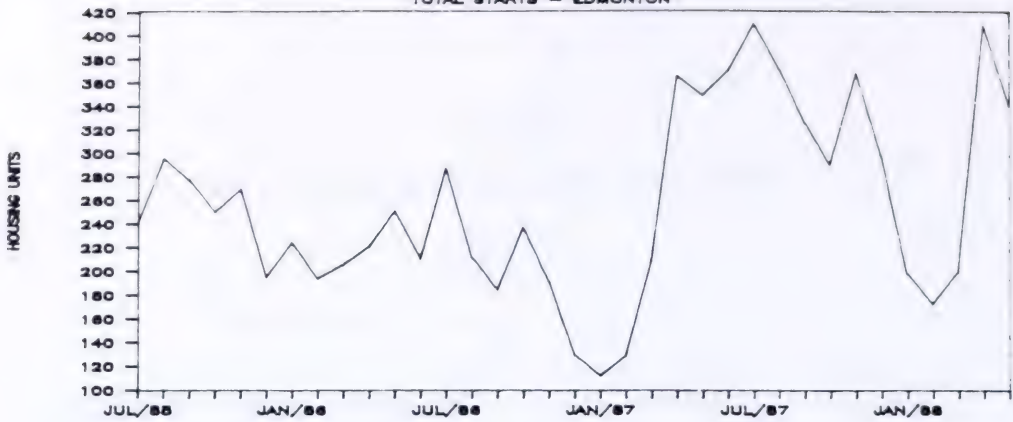


FIGURE 7B
COMPLETIONS - EDMONTON

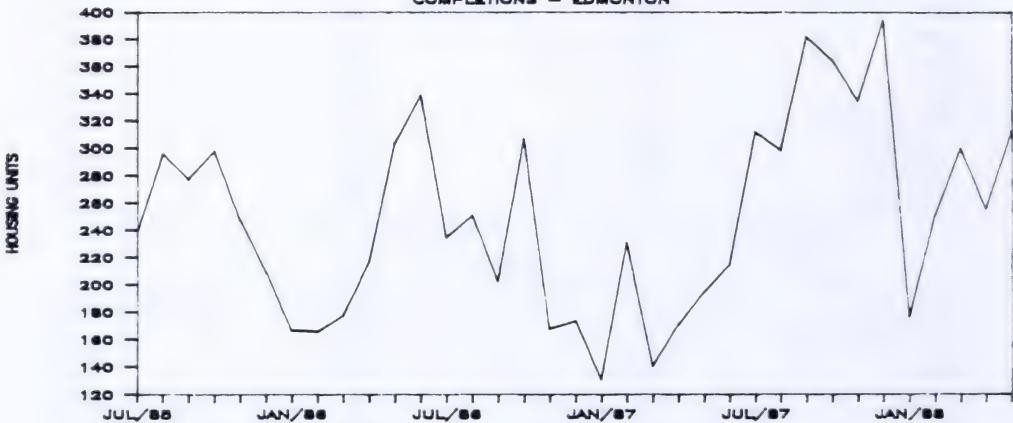


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

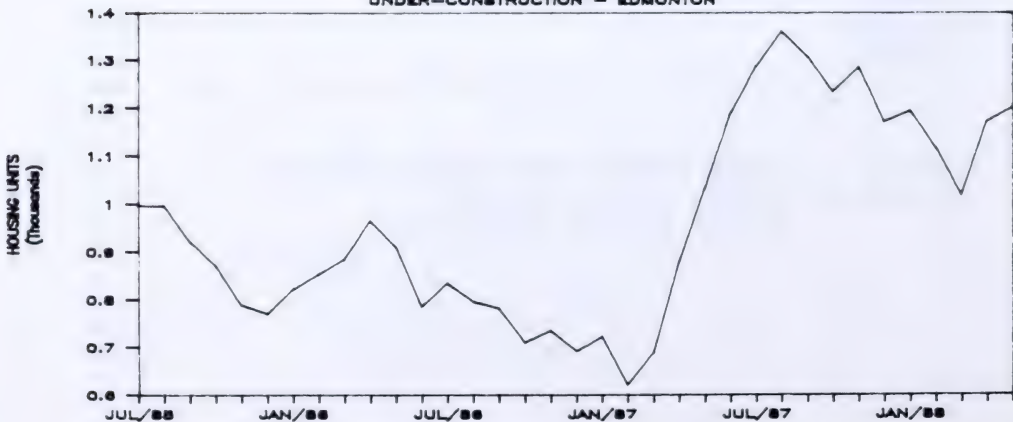


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1987			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172
1988			
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON

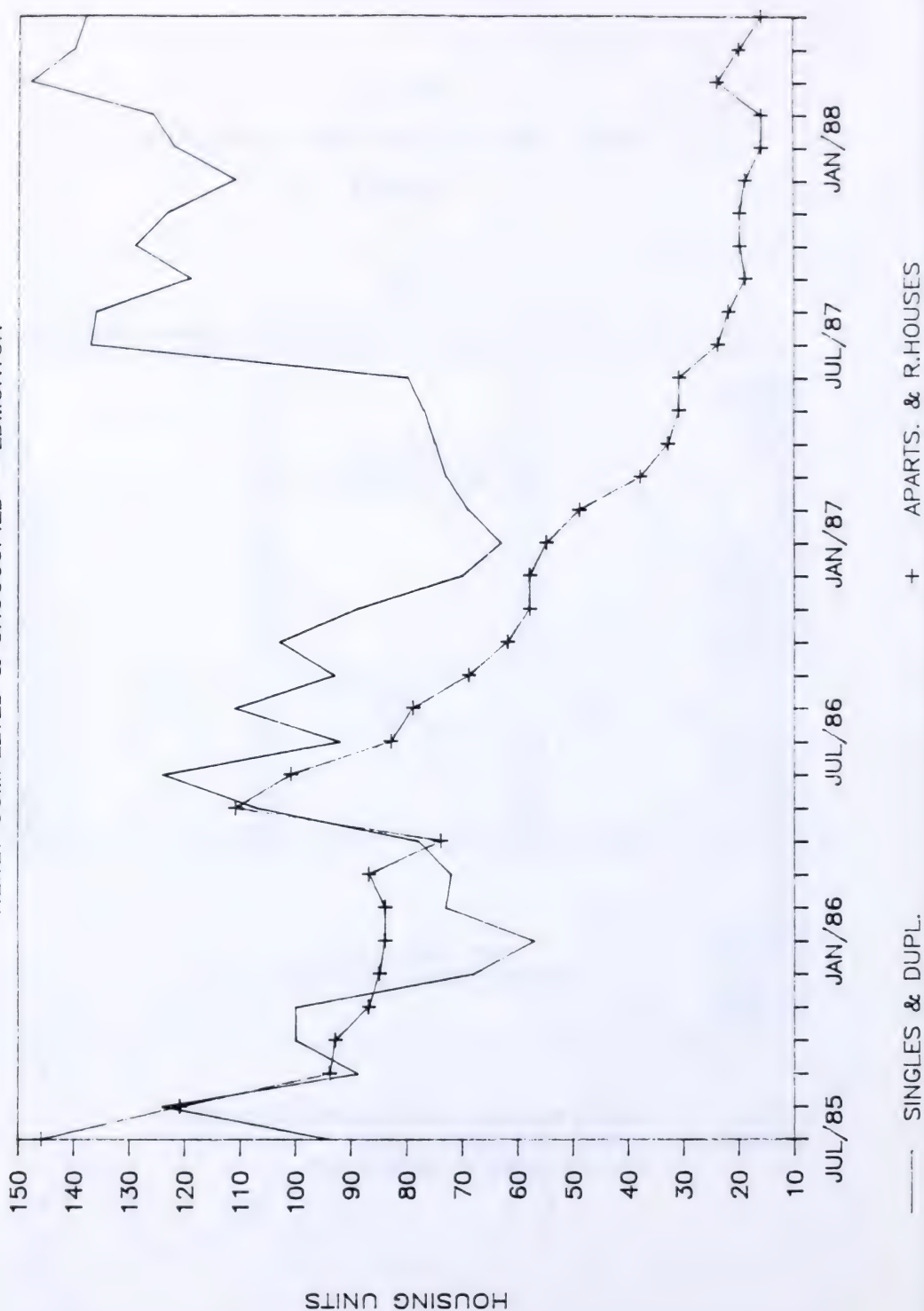


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

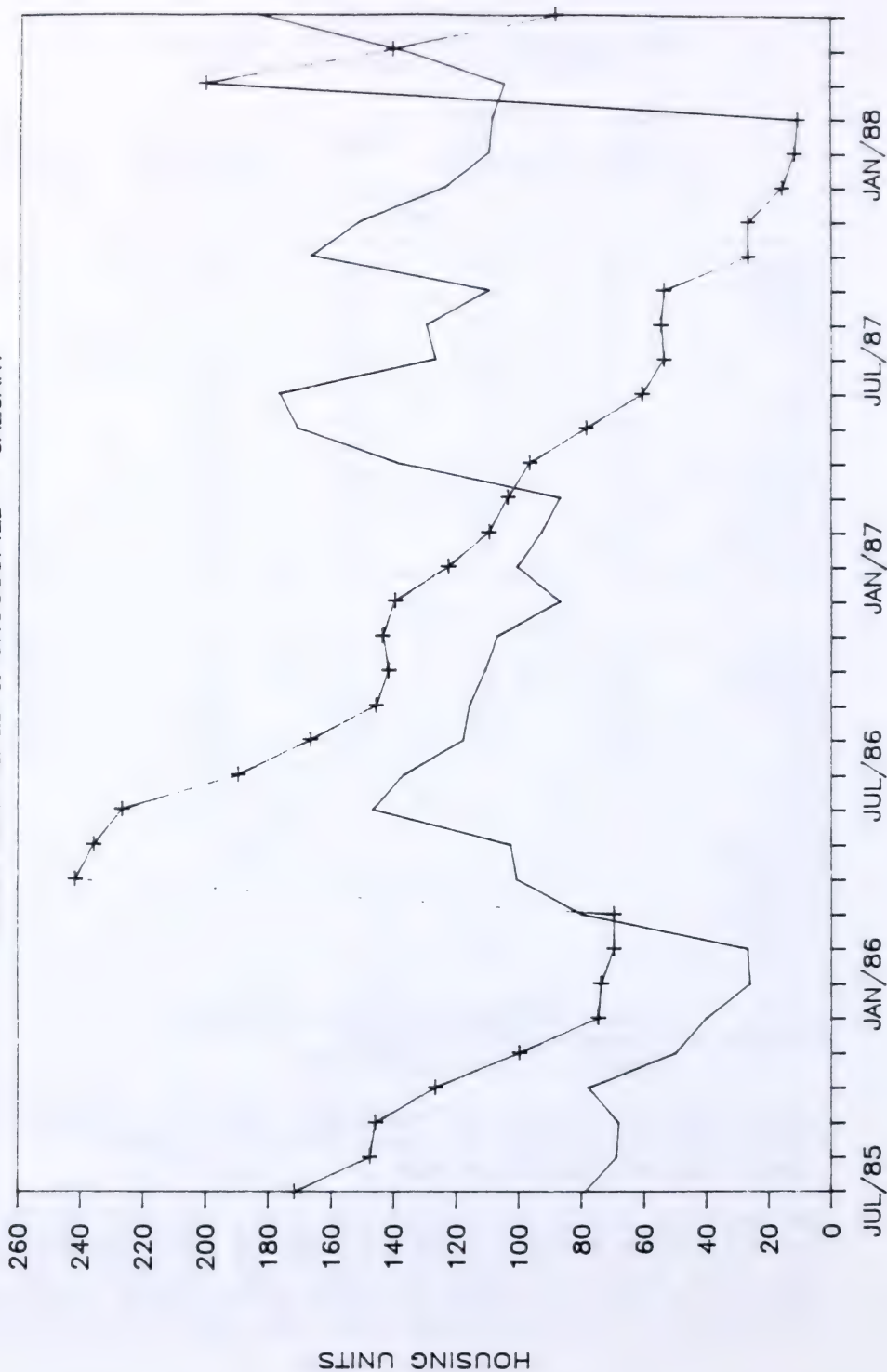
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY



— SINGLES & DUPL. + APARTS. & R.HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62

1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

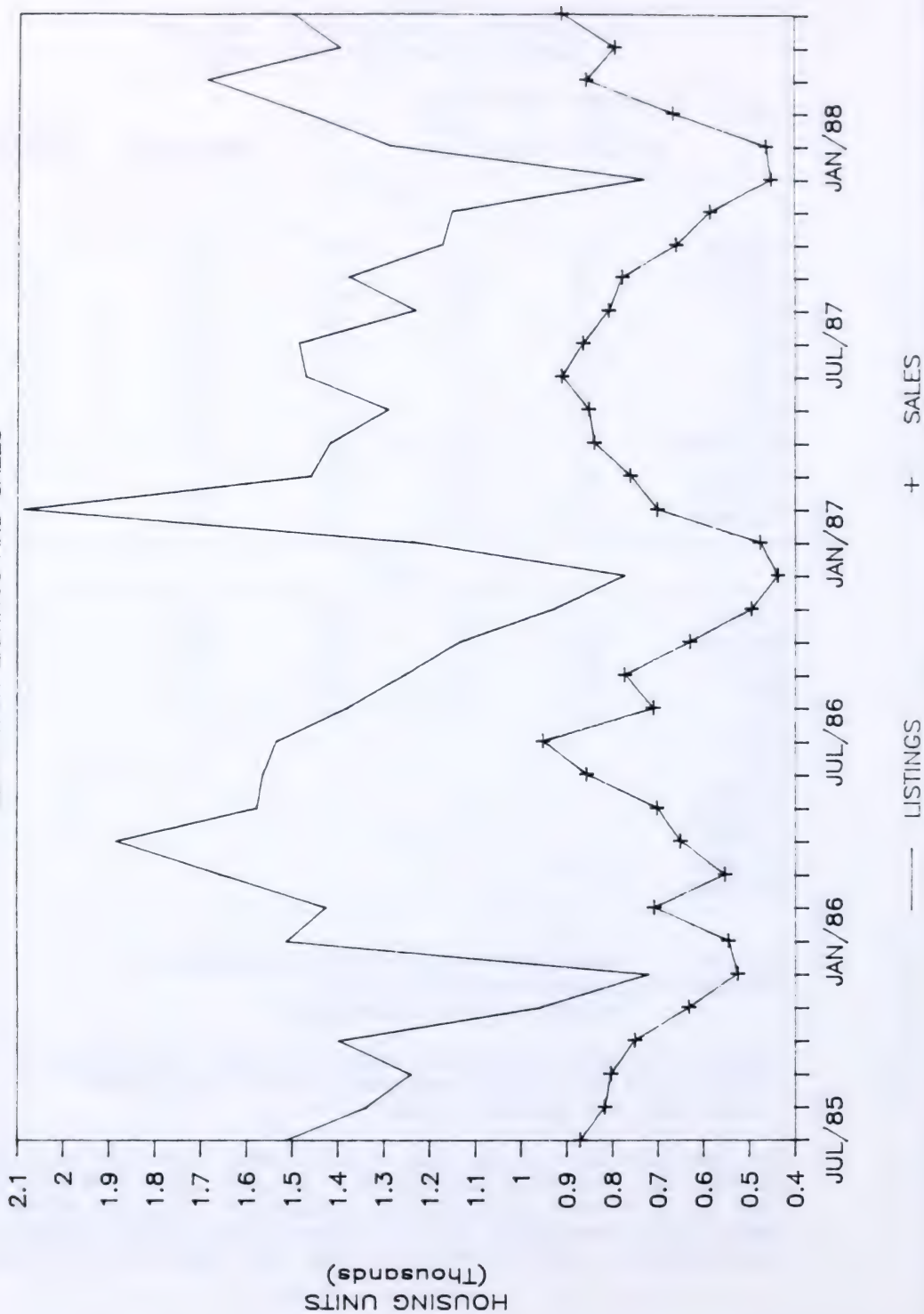


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118

1988				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

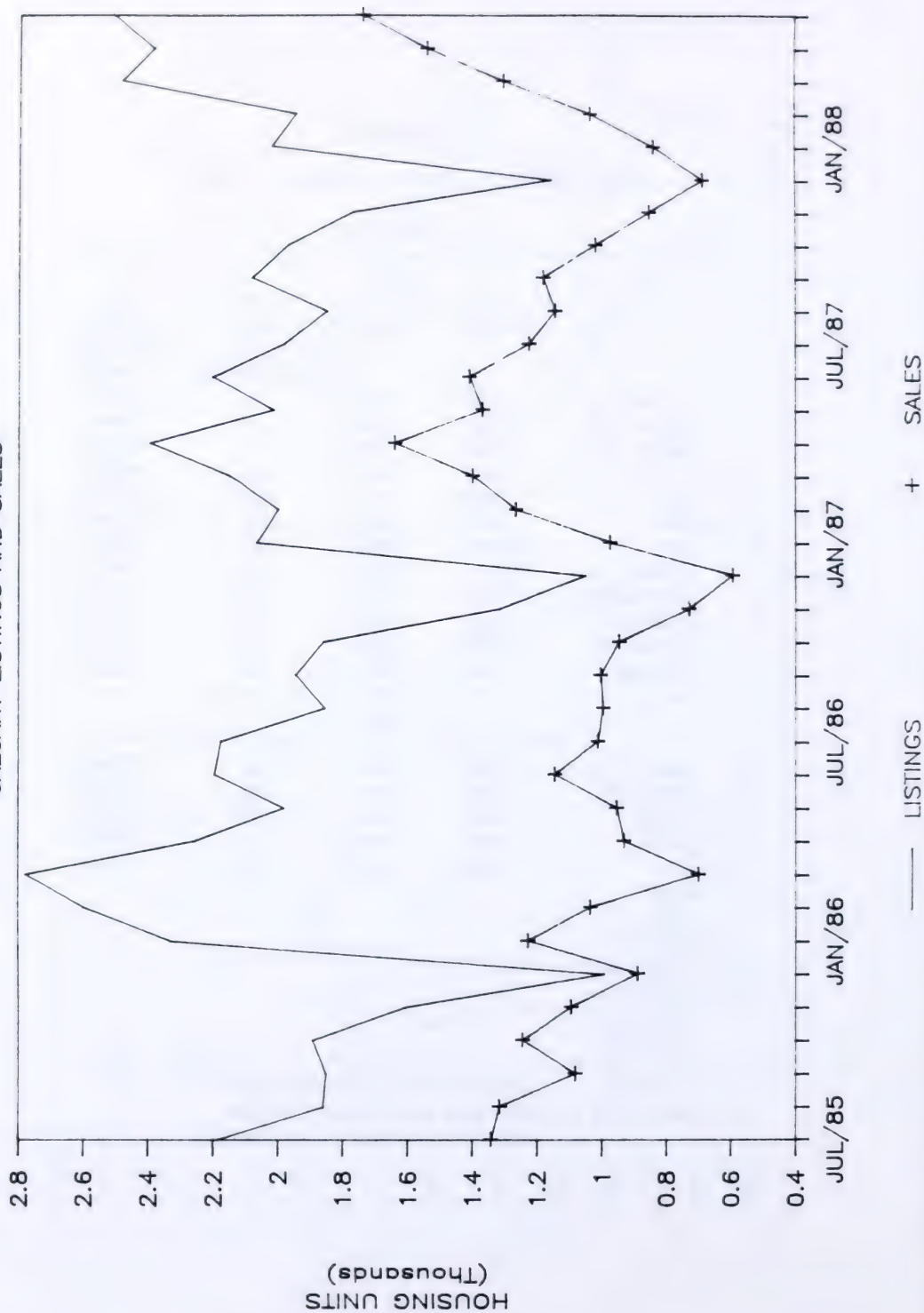


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1987				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585

1988				

JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT



FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

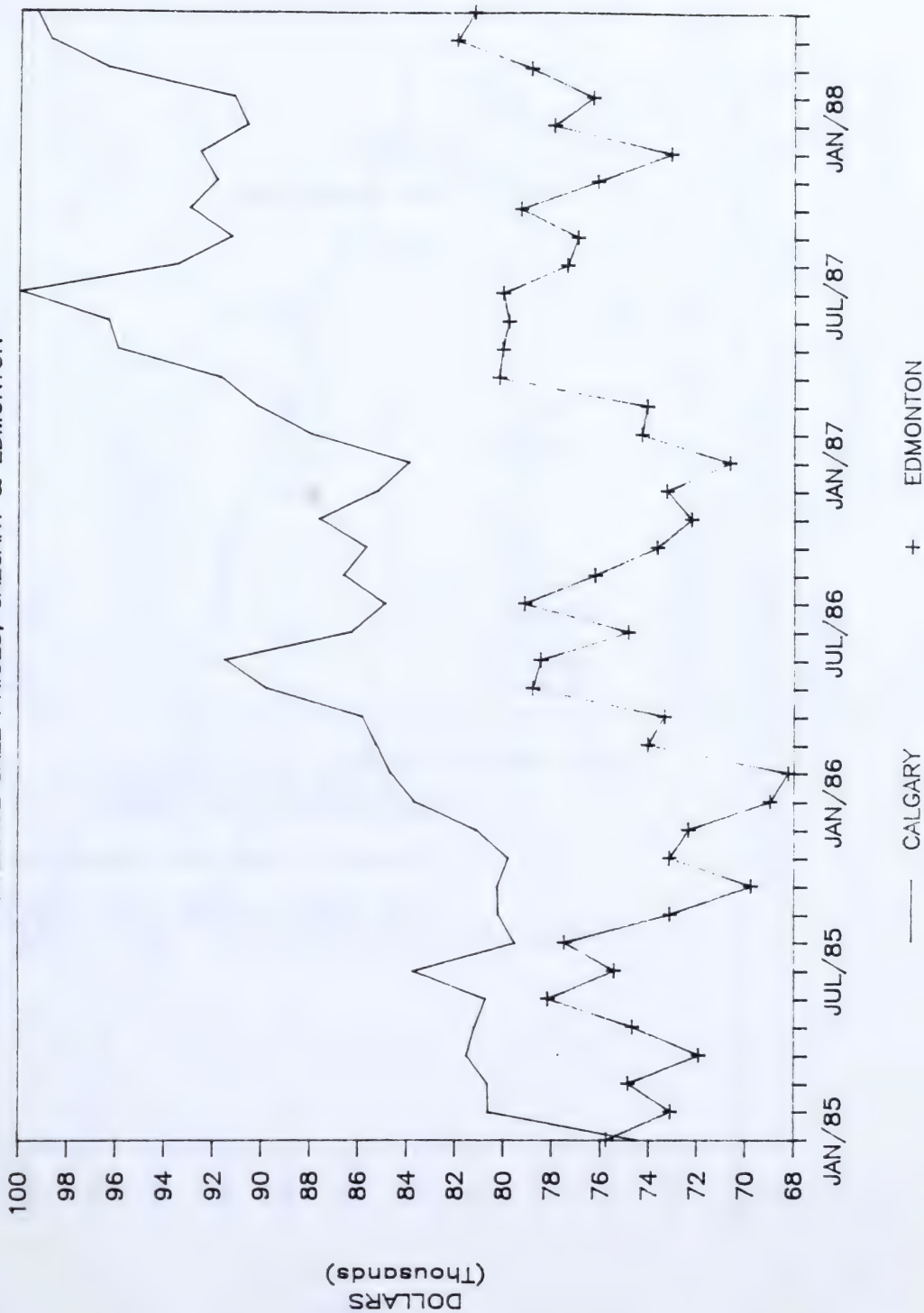


FIGURE 13
NEW HOUSE PRICE INDICES, CALG. & EDM.

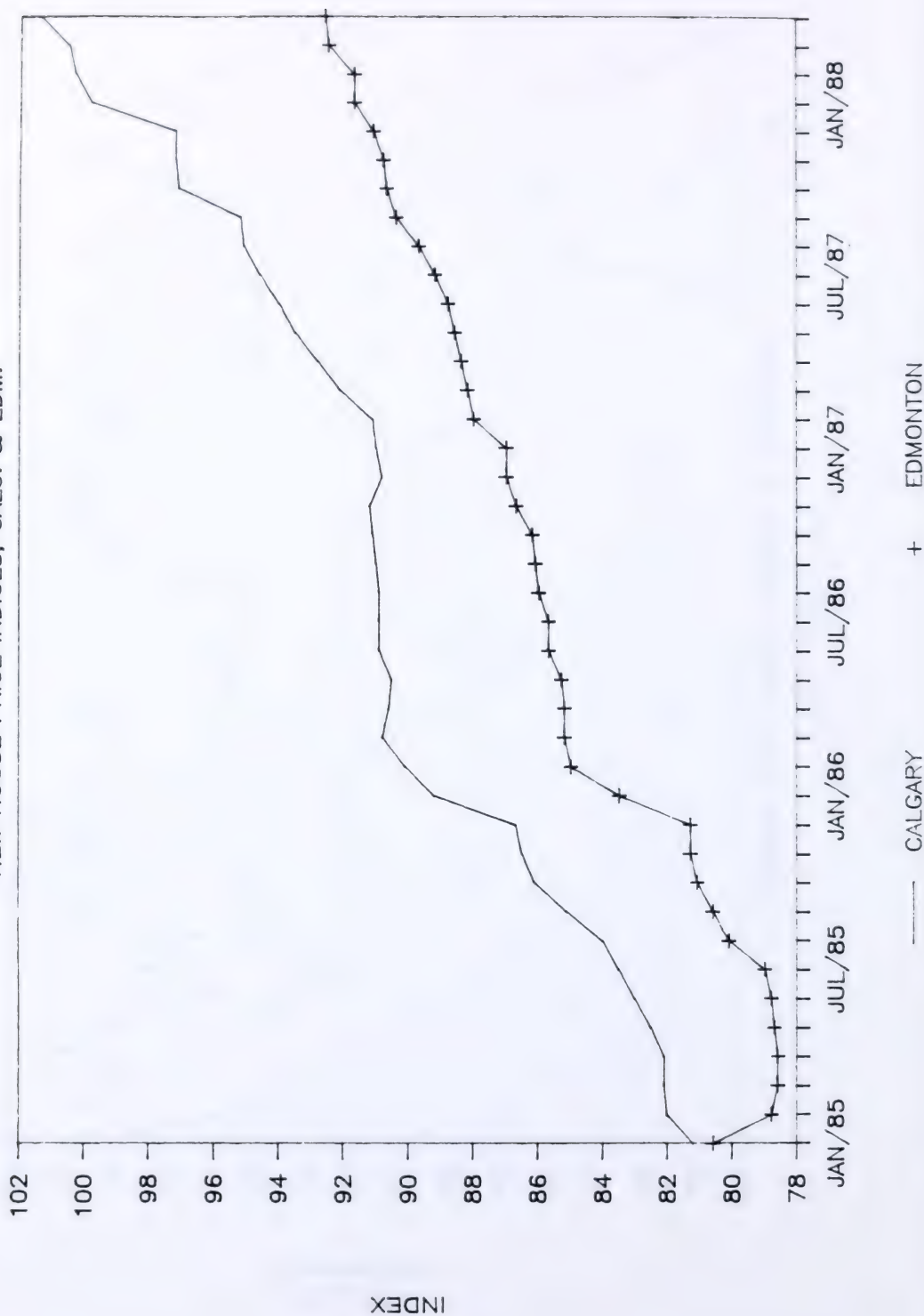


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1	100.5	MARCH	88.2	92.5
APRIL	92.8	101.4	APRIL	88.4	92.6
MAY	93.5		MAY	88.6	
JUNE	94.0		JUNE	88.8	
JULY	94.6		JULY	89.2	
AUGUST	95.1		AUGUST	89.7	
SEPTEMBER	95.2		SEPTEMBER	90.4	
OCTOBER	97.1		OCTOBER	90.7	
NOVEMBER	97.2		NOVEMBER	90.8	
DECEMBER	97.2		DECEMBER	91.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
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HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



CANADIANA

AUG - 3 1988

RESIDENTIAL CONSTRUCTION IN ALBERTA

JUNE 1988

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat



RESIDENTIAL CONSTRUCTION

IN ALBERTA

JUNE 1988

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



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D. Multiple Listings Service (M.L.S.)

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* * * *

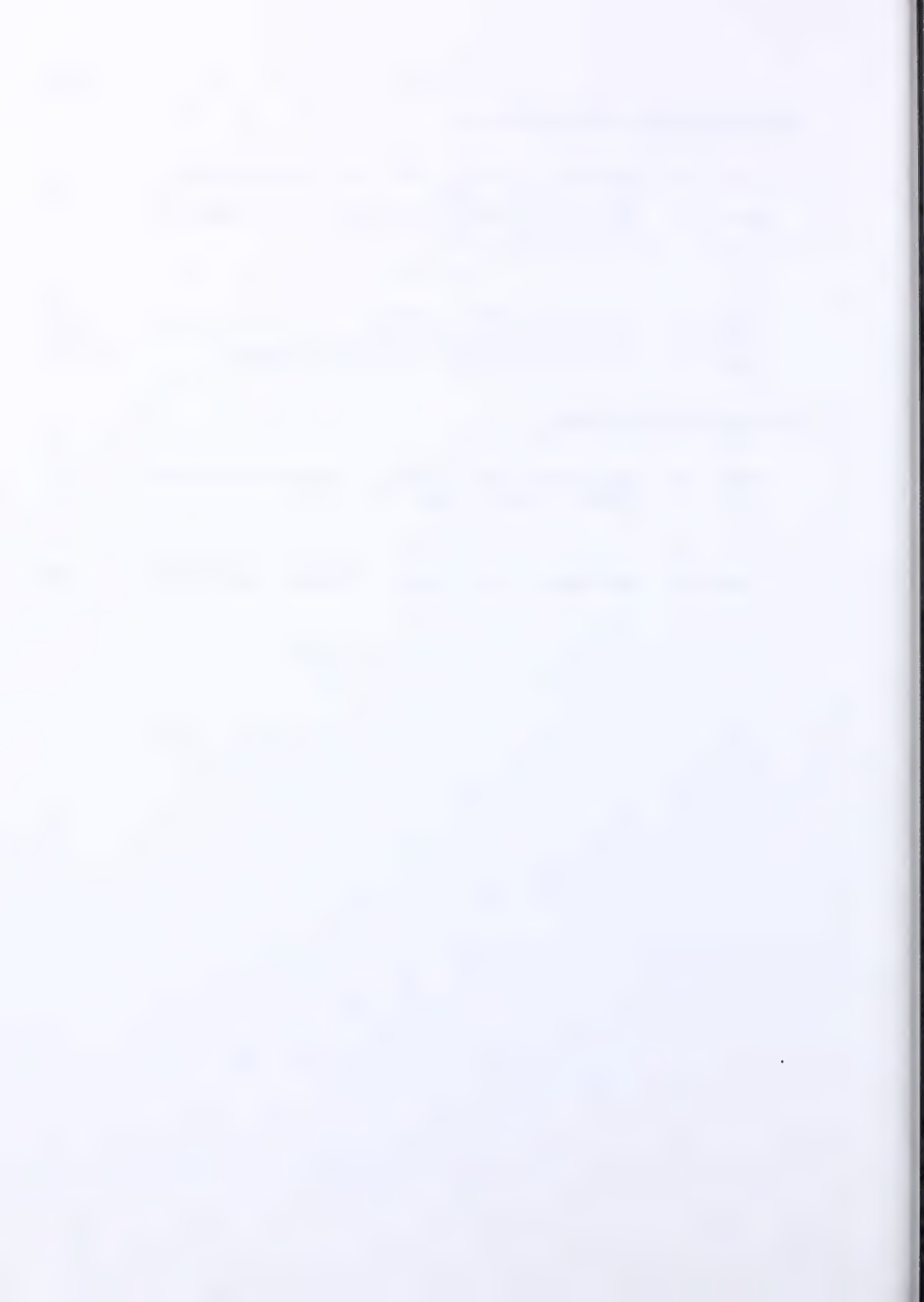
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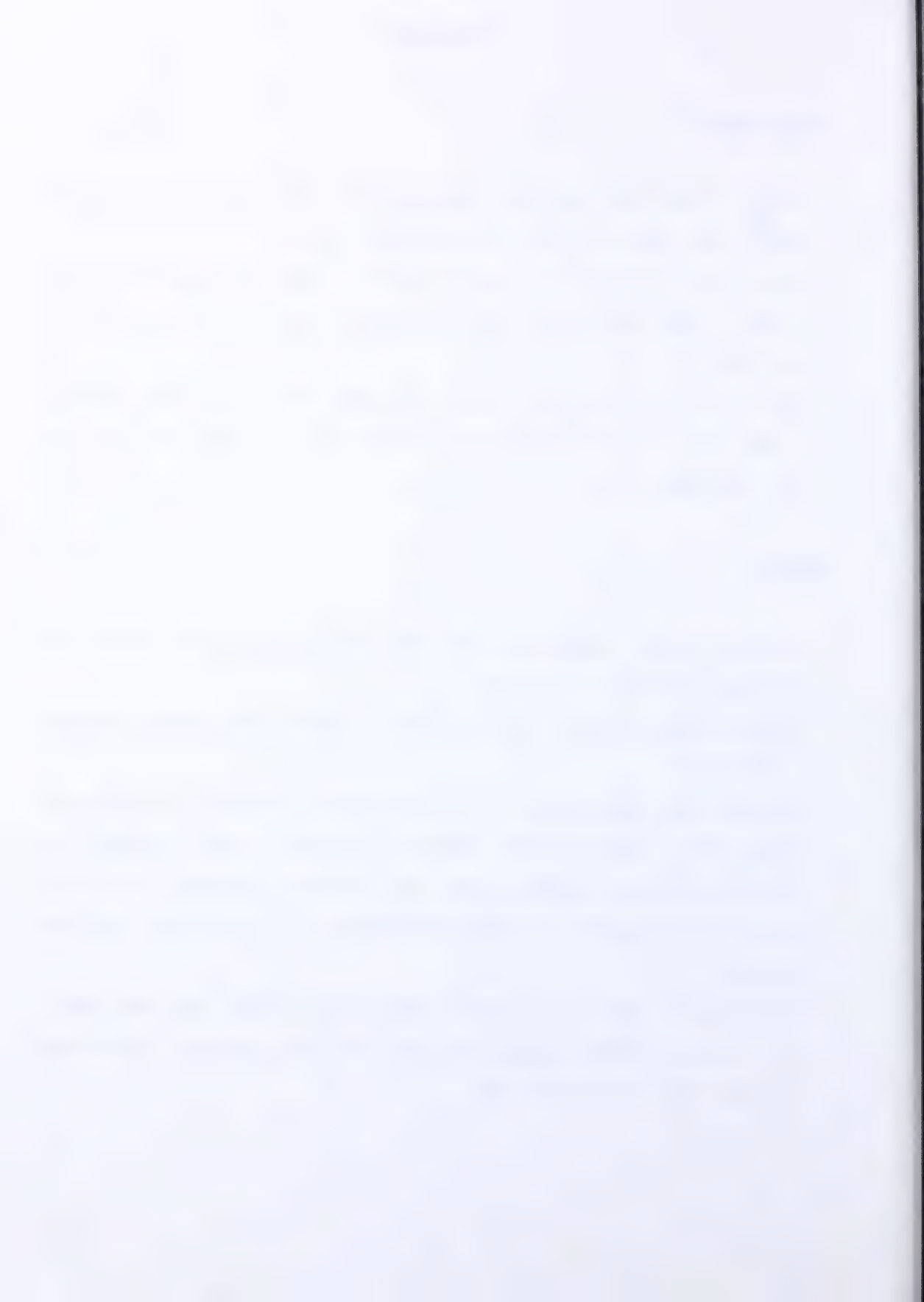
HIGHLIGHTS

Urban Alberta

- ° After a significant decline in May, housing starts in June rebounded to record a 4% (940 units) over the same month last year.
- ° Starts for the first half totalled 3,824, 8% above last year's total of 3,545. Single family units were up 9% while multiples were down 7% from last year.
- ° Housing under construction in June increased from the preceding month to 3,193 units, but still 2% below last year's level (3,254). Only 3% (80) were apartment units.

Calgary

- ° Calgary's starts dropped again from the previous year to 343 units, down 12% from 389 units in June 1987.
- ° However, total starts to date increased 13% from the same period in 1987 to 1,581 units.
- ° Housing under construction in June continued to decrease to 1,487 units from 1,614 the month before. However, inventory of newly completed and unoccupied housing increased to 301 units due to an increase in multiples despite an increase in the rate of absorption to 52% from 48% the month before.
- ° In the resale market, the number of houses sold rose 26% over June 1987 to 1,774 units. Monthly average sales for the first six months (1,373) were 4% above the first half of 1987.



- ° June's average selling price of \$101,695 marks the highest level since June 1983. The new housing index continues to increase rather significantly to 101.7 in May, although the rate of increase has slowed to 8.8% on an annualized basis.

Edmonton

- ° Edmonton's housing starts in June reached 437 units, an 18% increase from 371 units in June 1987.
- ° Total starts for the first six months also increased, by 14% to 1,763 units from 1,540 for 1987. Both singles and multiples were up 13% and 37% respectively.
- ° Units under construction rose 8% from the month before to 1,303 units. Inventory of newly completed and unoccupied housing also increased to 182 units with 337 units completed during the month.
- ° Resale housing market activity increased again last month with 978 units sold, up 7% over the same month last year. Total sales to date were 3% ahead of last year.
- ° The average selling price rose to \$85,636 in June, up 7% from June 1987 and up 5% from the preceding month. The new housing price index continued to increase to 93.0 in May, a 5% increase over last year.



TABLE 1

JUN-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	332	0	0	11	343	12
CAMROSE	3	0	0	0	3	-25
EDMONTON M.A.	389	22	26	0	437	18
FORT MCMURRAY	5	0	0	0	5	400
GRANDE PRAIRIE	14	0	0	0	14	-52
LETHBRIDGE	44	2	0	0	46	475
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-88
MEDICINE HAT	14	0	0	0	14	-44
RED DEER	16	0	44	0	60	-5
WETASKIWIN	3	0	0	0	3	-25
OTHER CENTRES **	14	0	0	0	14	1300
TOTAL	835	24	70	11	940	4

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

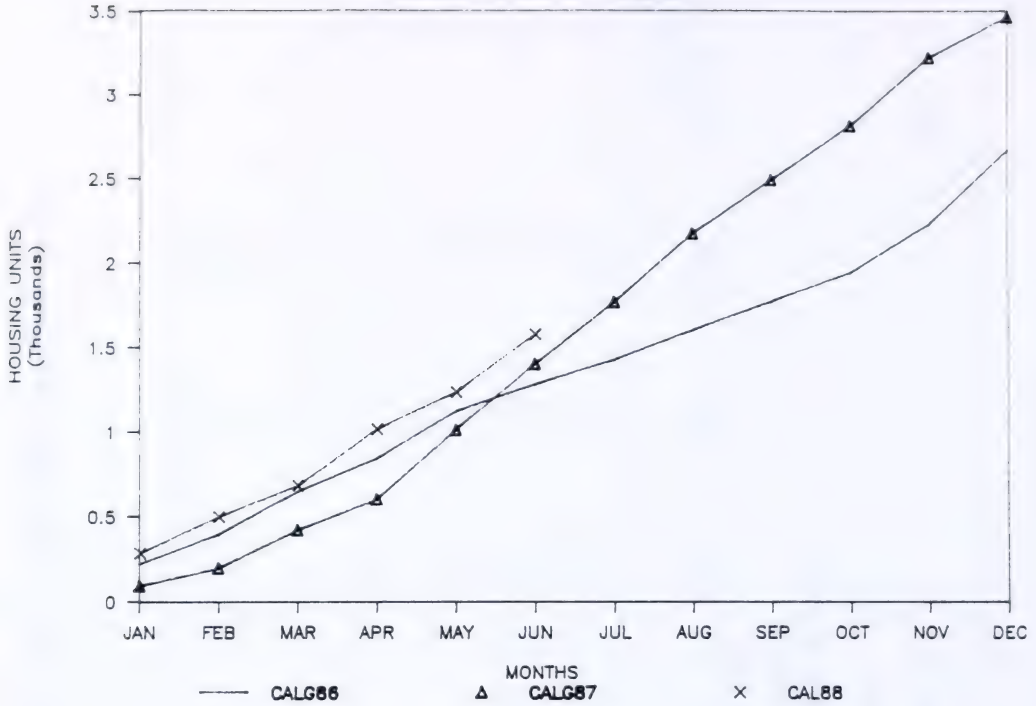


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

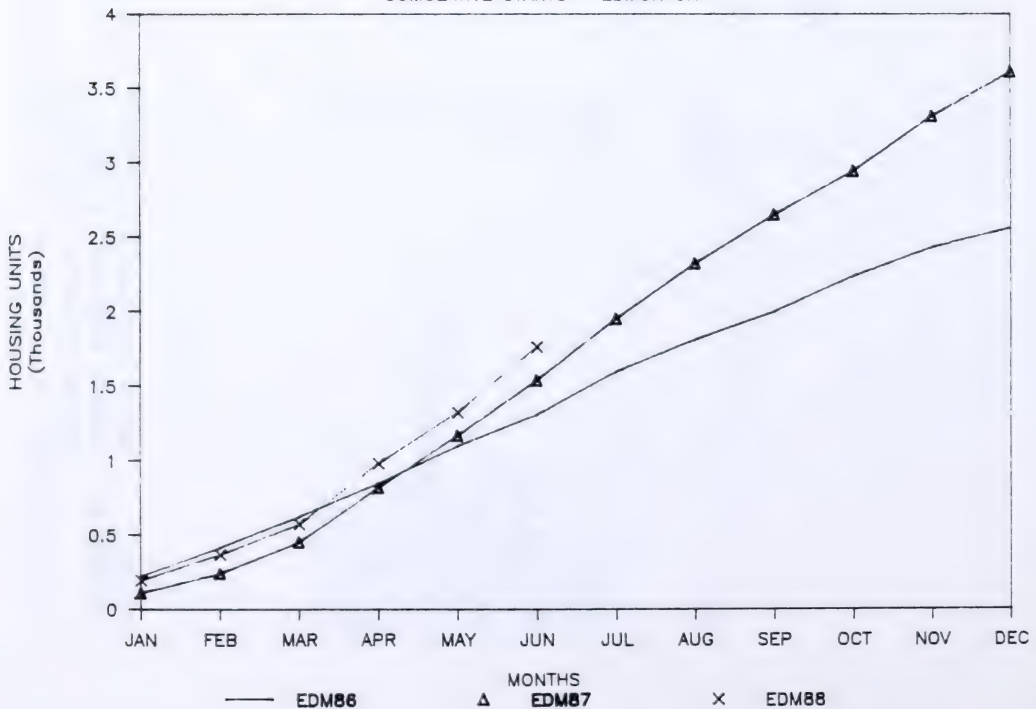


TABLE 2

JUN-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMI'S		ROW		APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1987	1988	1987	1988	1987	1988	1987	1988	
CALGARY	1344	1523	20	22	19	25	20	11	1403 1581
CAMROSE	18	10	0	0	0	0	0	0	18 10
EDMONTON M.A.	1439	1625	24	68	16	44	61	26	1540 1763
FORT MCMURRAY	2	11	0	0	0	0	0	0	2 11
GRANDE PRAIRIE	63	57	10	2	0	0	0	0	73 59
LETHBRIDGE	74	78	2	4	32	0	0	0	108 82
LLOYDMINSTER(ALTA. PART)	18	6	0	0	0	0	0	0	18 6
MEDICINE HAT	97	58	6	6	0	0	4	7	107 71
RED DEER	122	91	0	4	75	85	48	0	245 180
WETASKIWIN	20	17	0	2	0	6	0	0	20 25
OTHER CENTRES **	11	34	0	2	0	0	0	0	11 36
TOTAL	3208	3510	62	110	142	160	133	44	3545 3824
PERCENT CHANGE BY TYPE		9		77		13		-67	8

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

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HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

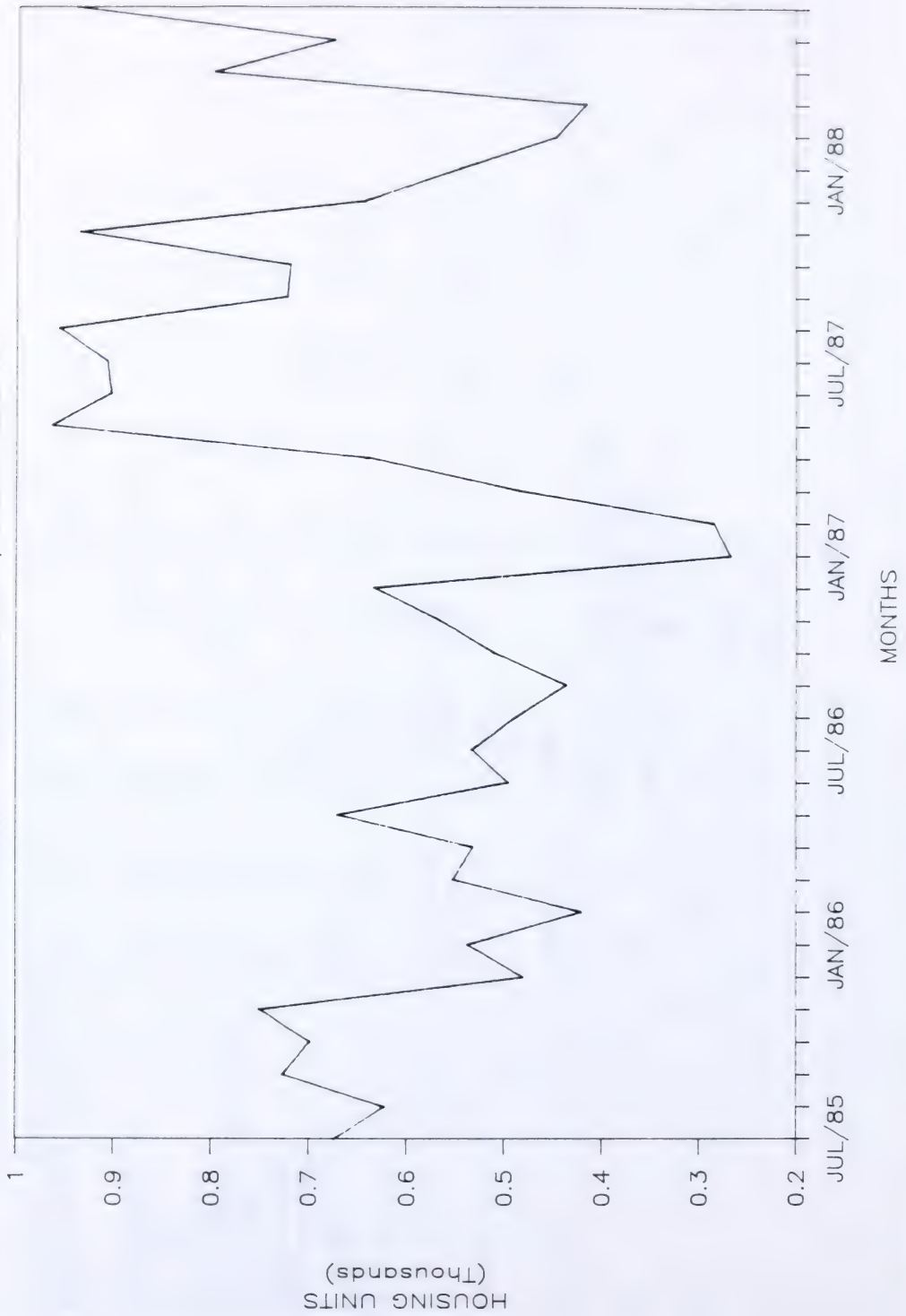


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	447	56
MARCH	485	416	-14
APRIL	639	799	25
MAY	964	675	-30
JUNE	903	940	4
JULY	908		
AUGUST	957		
SEPTEMBER	723		
OCTOBER	720		
NOVEMBER	936		
DECEMBER	643		
TOTAL	8432	3824	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

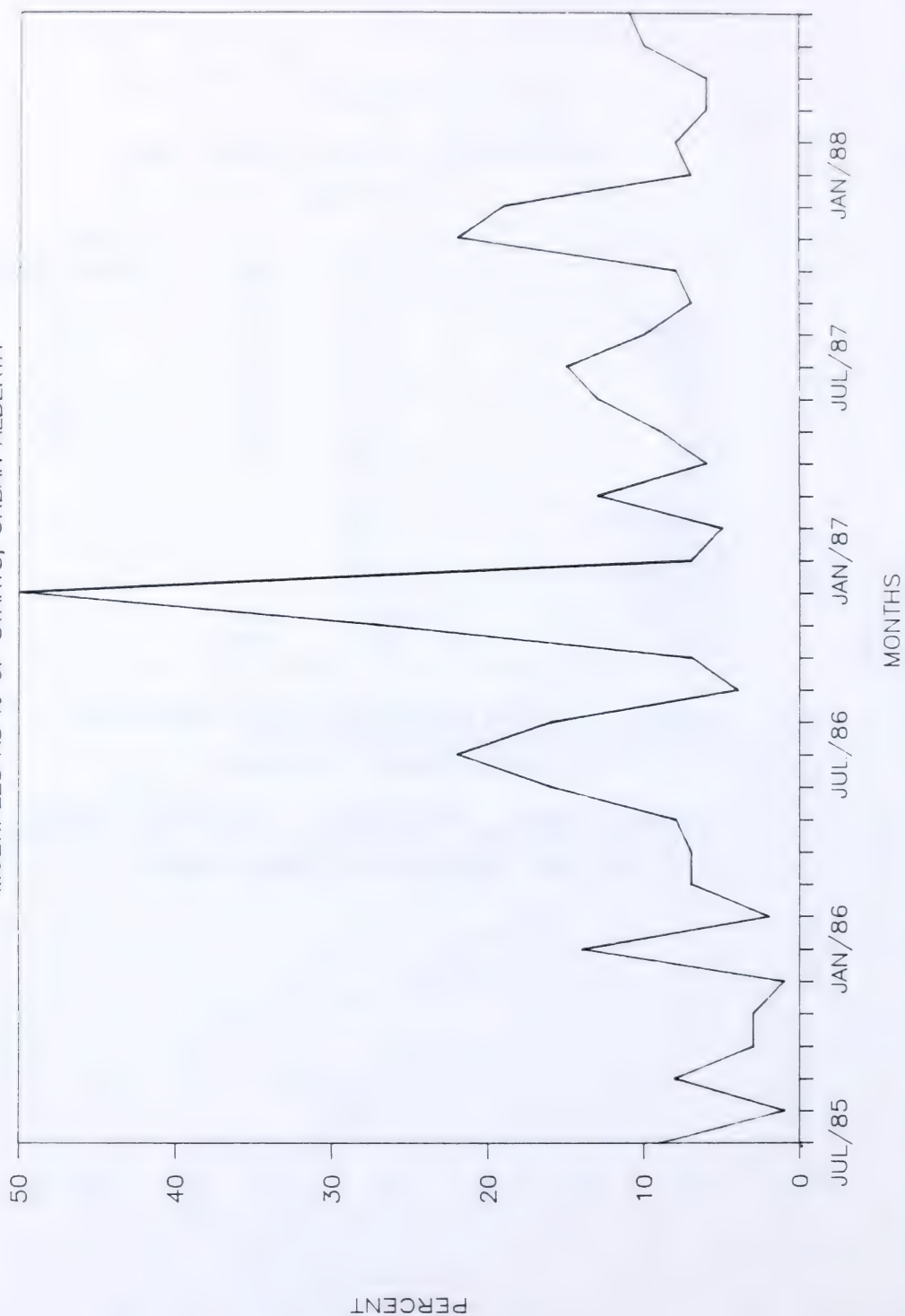


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	3824	3510	314	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

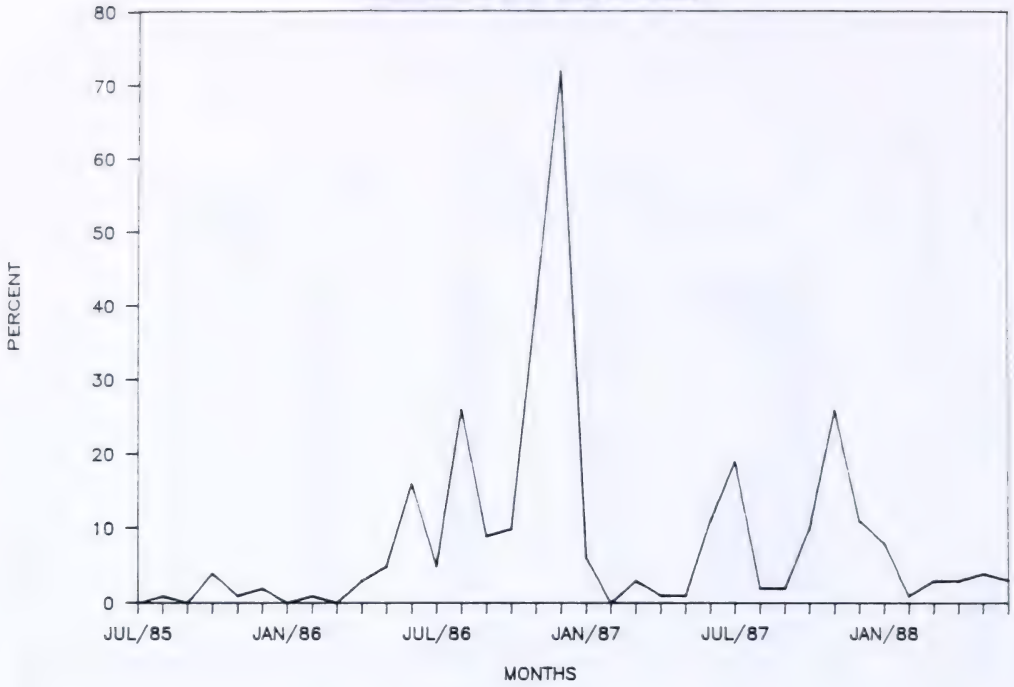


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

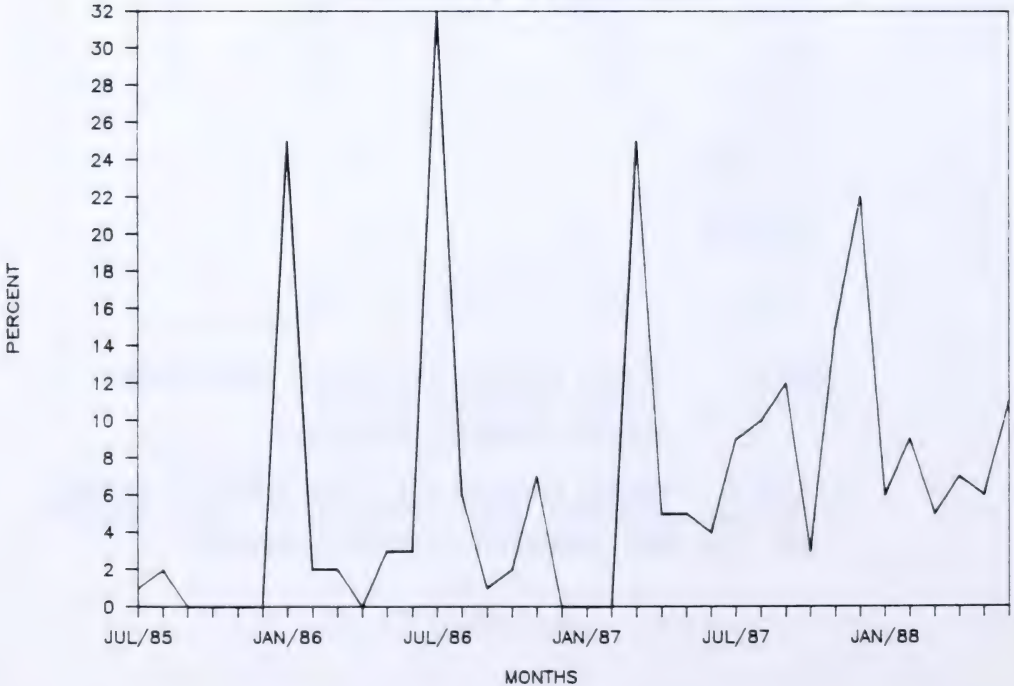


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987						EDMONTON(METRO)					
CALGARY			1987			EDMONTON(METRO)			1987		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	97	91	6	6	JANUARY	113	113	0	0		
FEBRUARY	104	104	0	0	FEBRUARY	130	130	0	0		
MARCH	223	217	6	3	MARCH	210	158	52	25		
APRIL	182	180	2	1	APRIL	366	349	17	5		
MAY	408	404	4	1	MAY	350	334	16	5		
JUNE	389	348	41	11	JUNE	371	355	16	4		
JULY	367	299	68	19	JULY	410	374	36	9		
AUGUST	413	405	8	2	AUGUST	372	334	38	10		
SEPTEMBER	317	311	6	2	SEPTEMBER	327	289	38	12		
OCTOBER	320	288	32	10	OCTOBER	292	282	10	3		
NOVEMBER	404	300	104	26	NOVEMBER	368	314	54	15		
DECEMBER	242	215	27	11	DECEMBER	299	233	66	22		
TOTAL	3466	3162	304	9	TOTAL	3608	3265	343	10		
1988						EDMONTON(METRO)					
CALGARY			1988			EDMONTON(METRO)			1988		
JANUARY	290	268	22	8	JANUARY	200	188	12	6		
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15	9		
MARCH	183	177	6	3	MARCH	201	190	11	5		
APRIL	334	325	9	3	APRIL	409	379	30	7		
MAY	217	209	8	4	MAY	342	320	22	6		
JUNE	343	332	11	3	JUNE	437	389	48	11		
JULY					JULY						
AUGUST					AUGUST						
SEPTEMBER					SEPTEMBER						
OCTOBER					OCTOBER						
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	1581	1523	58		TOTAL	1763	1625	138			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

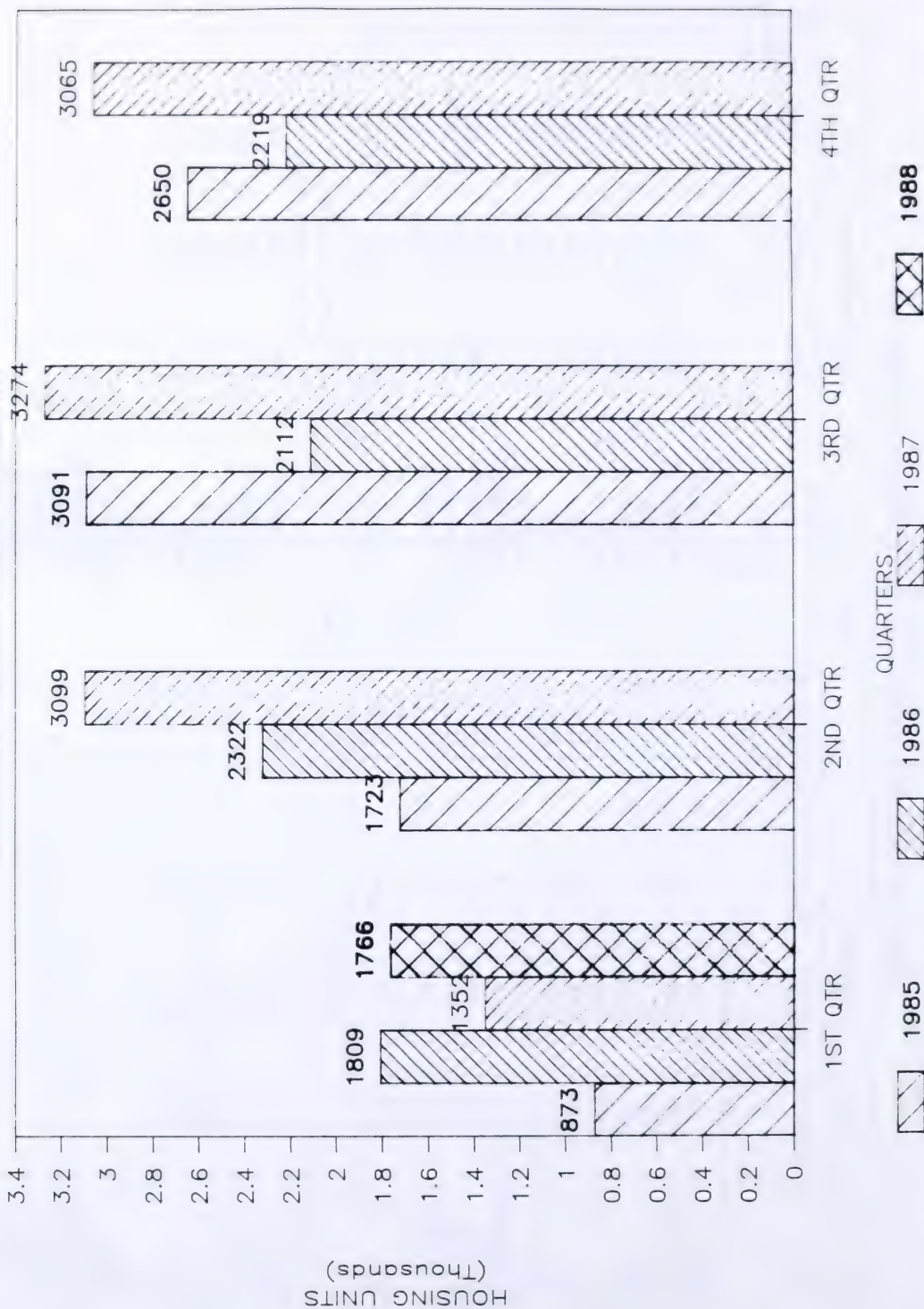


TABLE 6
 QUARTERLY HOUSING STARTS IN ALBERTA
 ALL AREAS

1987 - 1988			
	1987	1988	PERCENT CHANGE
FIRST QUARTER	1352	1766	31
SECOND QUARTER	3099		
THIRD QUARTER	3274		
FOURTH QUARTER	3065		
	----	----	----
TOTAL	10790	1766	
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION			
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS			
HOUSING PLANNING SECRETARIAT			

TABLE 7

JUN-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	145	2	40	168	355	103
CAMROSE	4	0	0	0	4	100
EDMONTON M.A.	288	24	25	0	337	57
FORT MCMURRAY	1	0	0	0	1	*
GRANDE PRAIRIE	16	0	0	0	16	-20
LETHBRIDGE	23	0	0	0	23	475
LLOYDMINSTER (ALTA. PART)	0	0	0	0	0	100
MEDICINE HAT	13	0	0	0	13	-38
RED DEER	14	0	0	0	14	65
WETASKIWIN	4	2	9	0	15	400
OTHER CENTRES **	6	0	0	0	6	500
TOTAL	514	28	74	168	784	61

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

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HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

JUN-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1310	98	64	15	1487	6
CAMROSE	9	0	0	0	9	-36
EDMONTON M.A.	1190	50	37	26	1303	10
FORT MCMURRAY	11	0	0	0	11	267
GRANDE PRAIRIE	40	2	0	0	42	-21
LETHBRIDGE	63	6	0	0	69	35
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-93
MEDICINE HAT	41	0	25	39	105	7
RED DEER	52	4	73	0	129	-22
WETASKIWIN	12	0	0	0	12	-14
OTHER CENTRES **	23	2	0	0	25	257
TOTAL	2752	162	199	80	3193	-2

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

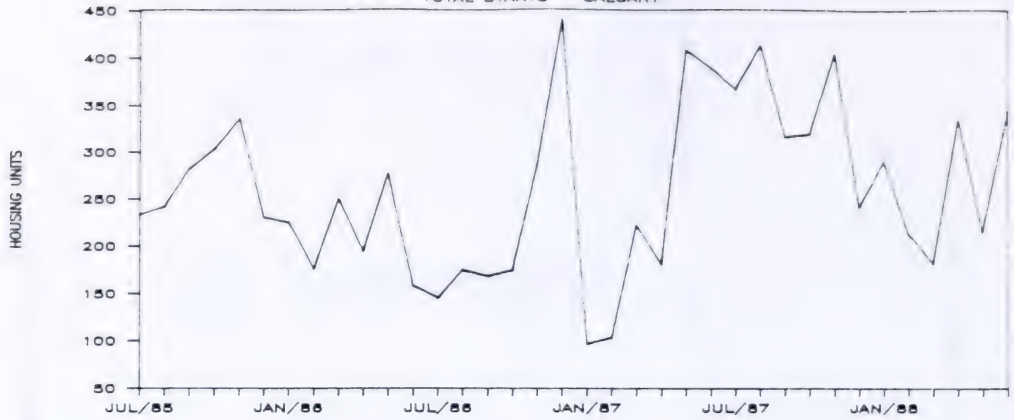


FIGURE 6B
COMPLETIONS - CALGARY

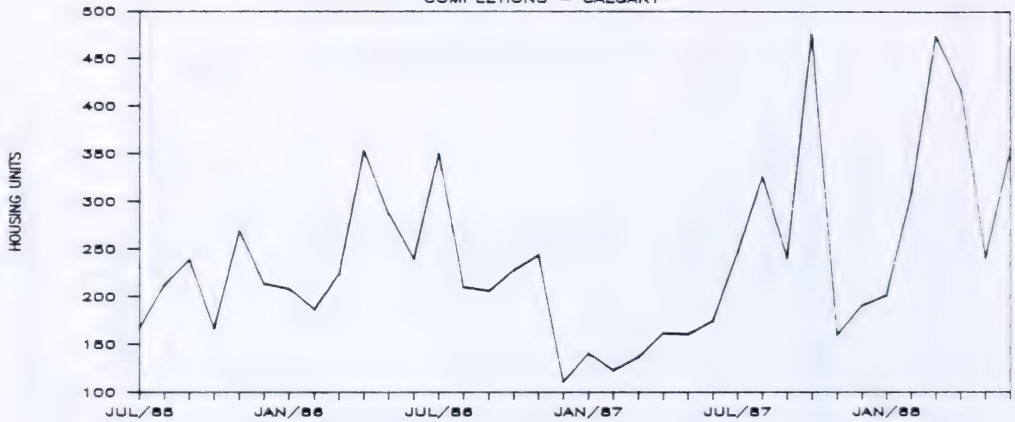


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

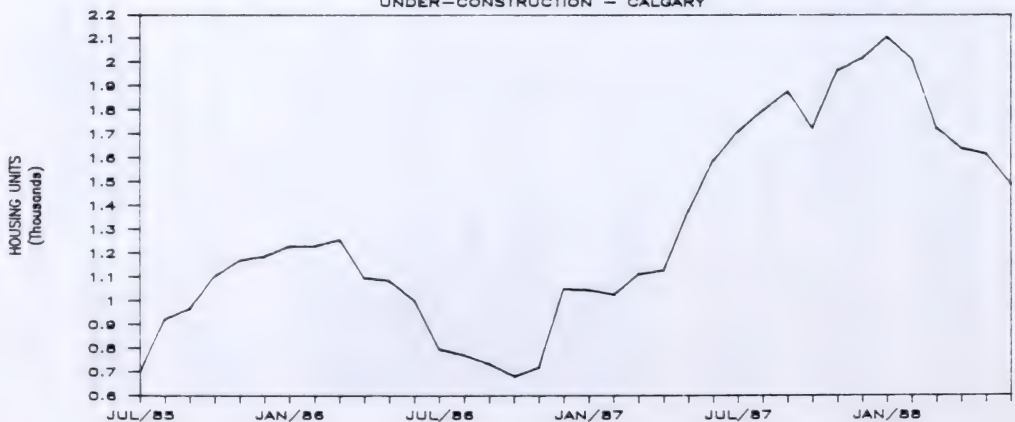


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
----- 1988 -----			
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1487
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

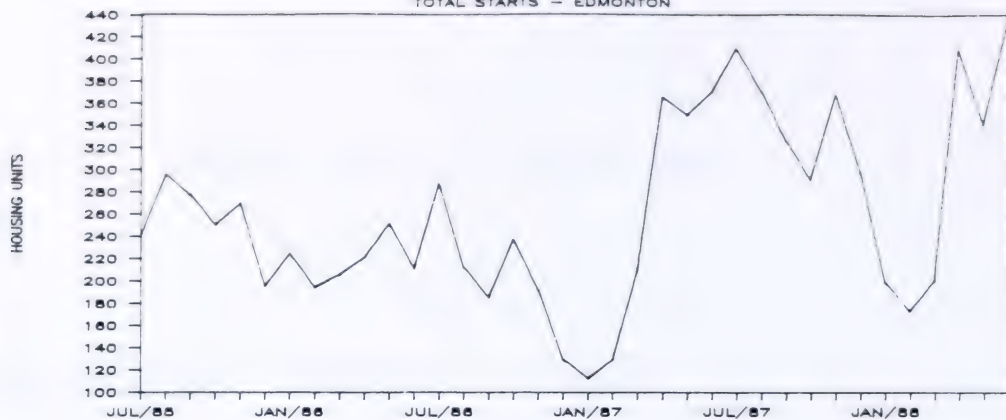


FIGURE 7B
COMPLETIONS - EDMONTON

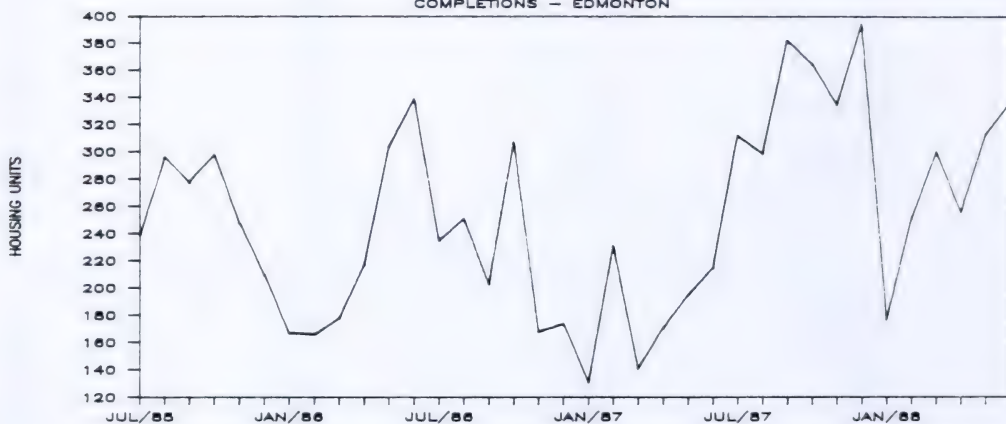


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

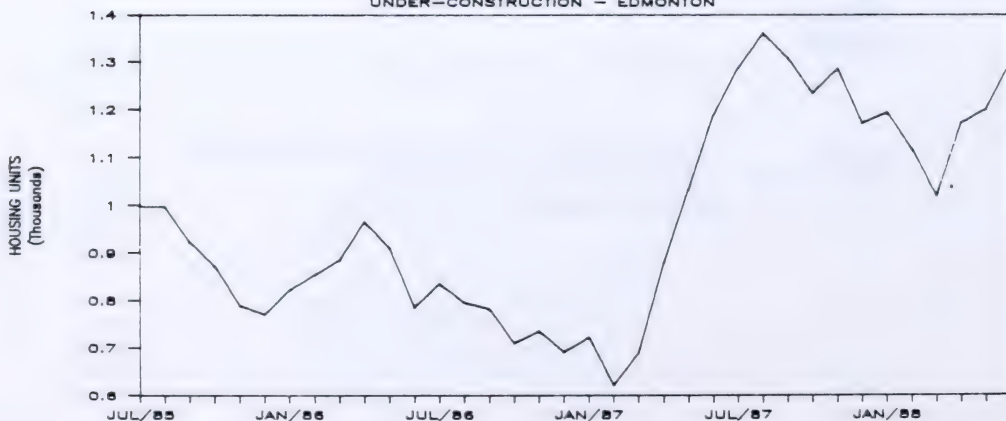


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172
----- 1988 -----			
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1303
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON

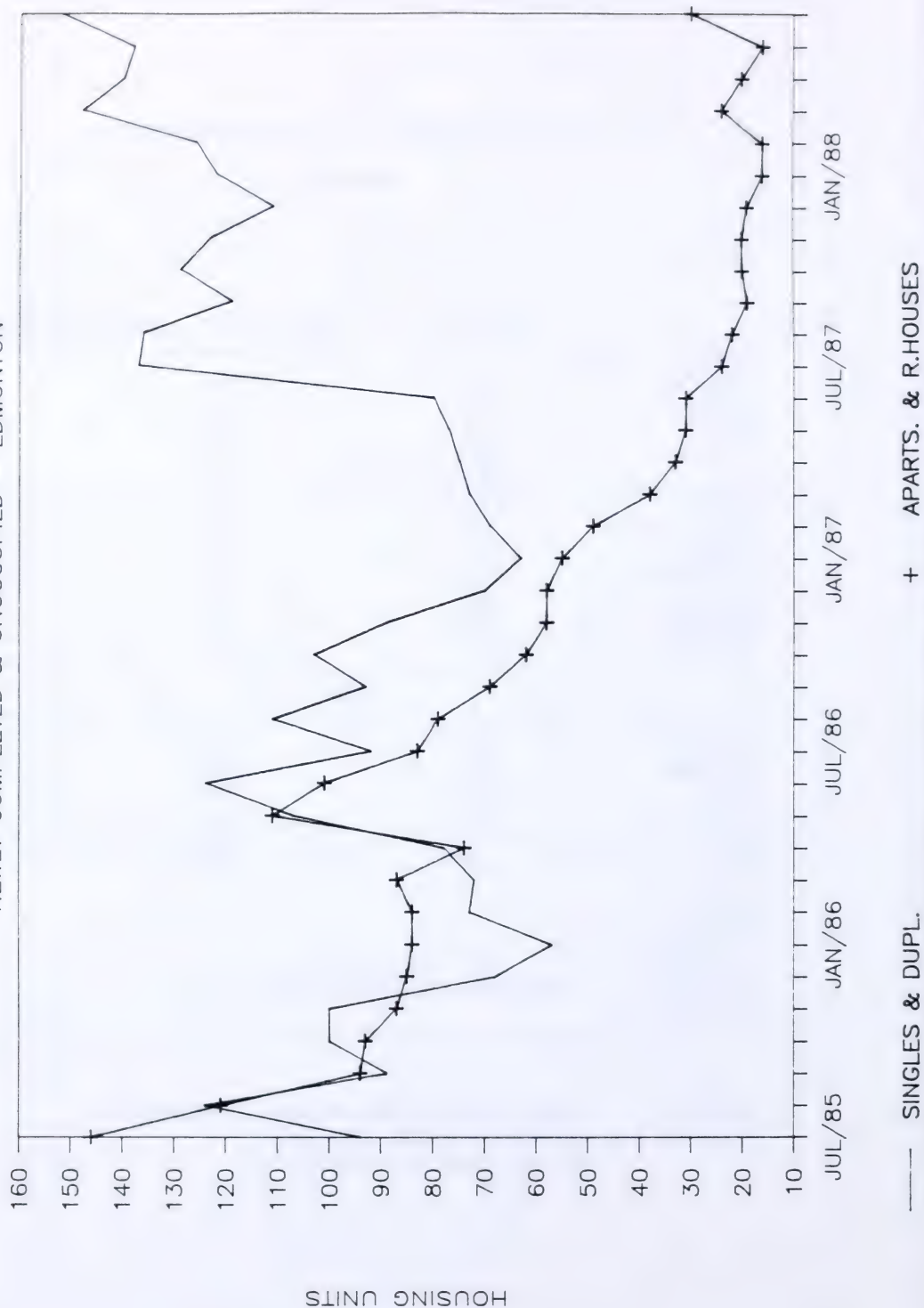


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					

JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76

1988					

JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
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*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
 **THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

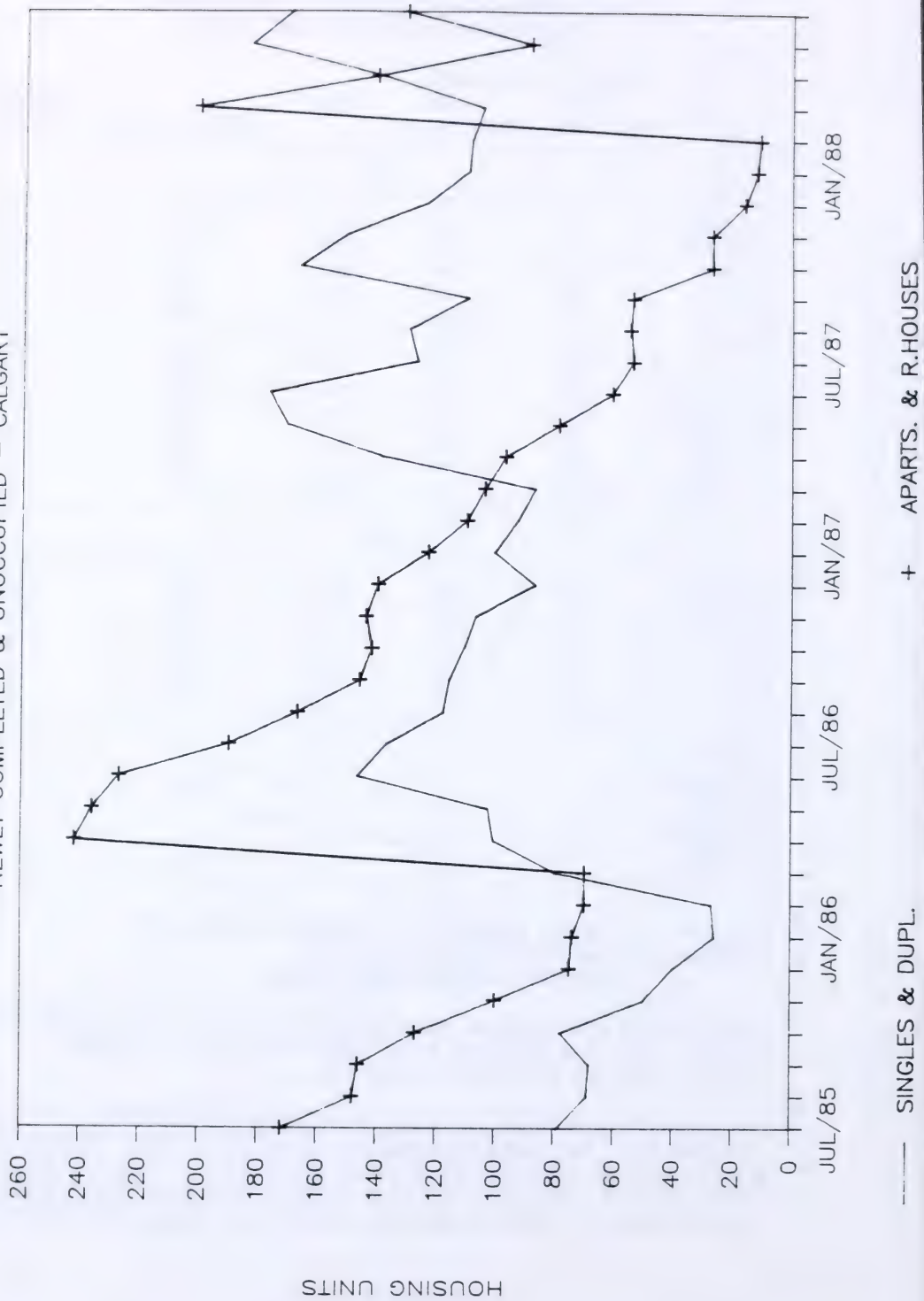


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62

1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
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*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
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 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

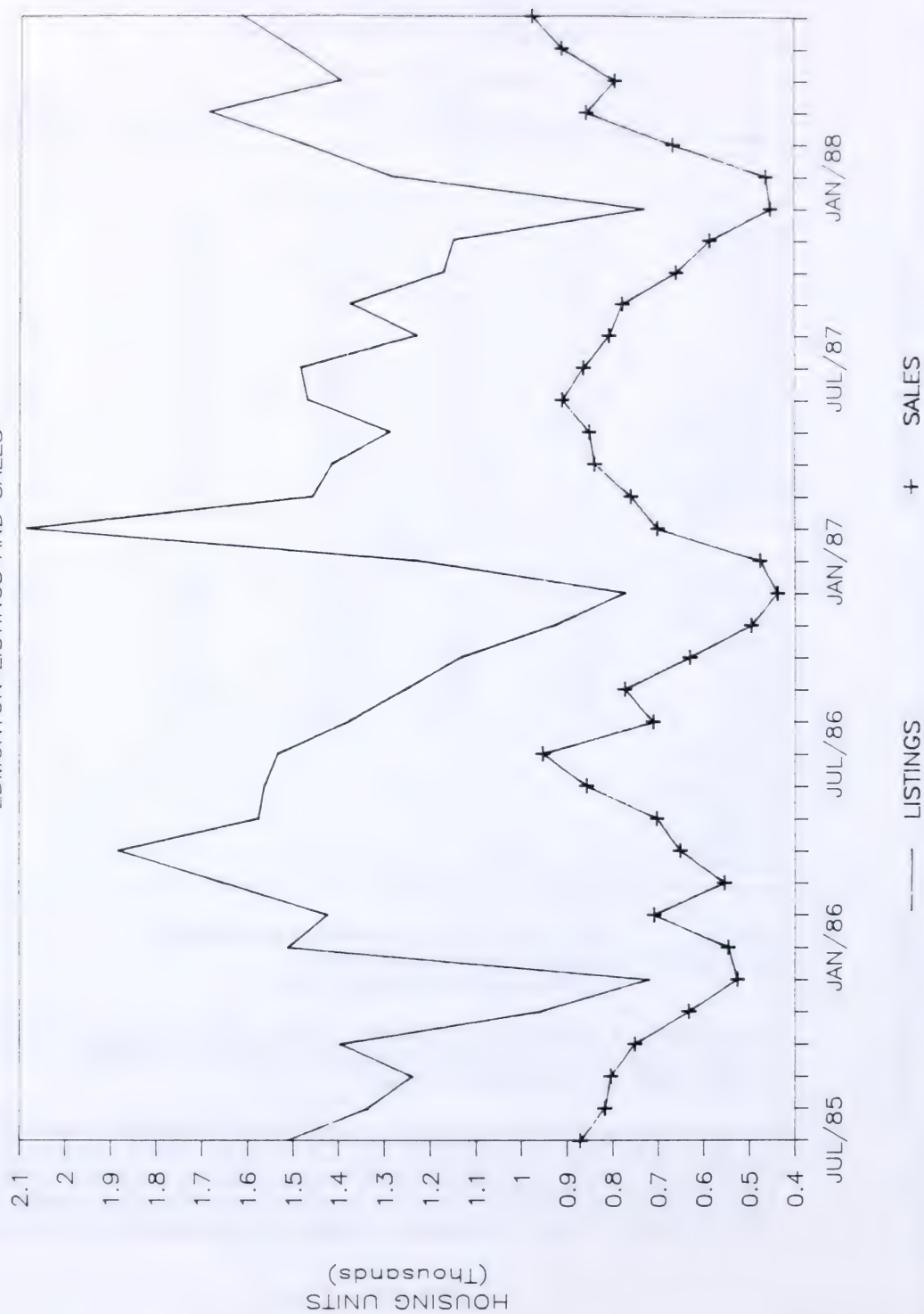


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON				

1987				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118

1988				

JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	EDMONTON REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

FIGURE 11
CALGARY LISTINGS AND SALES

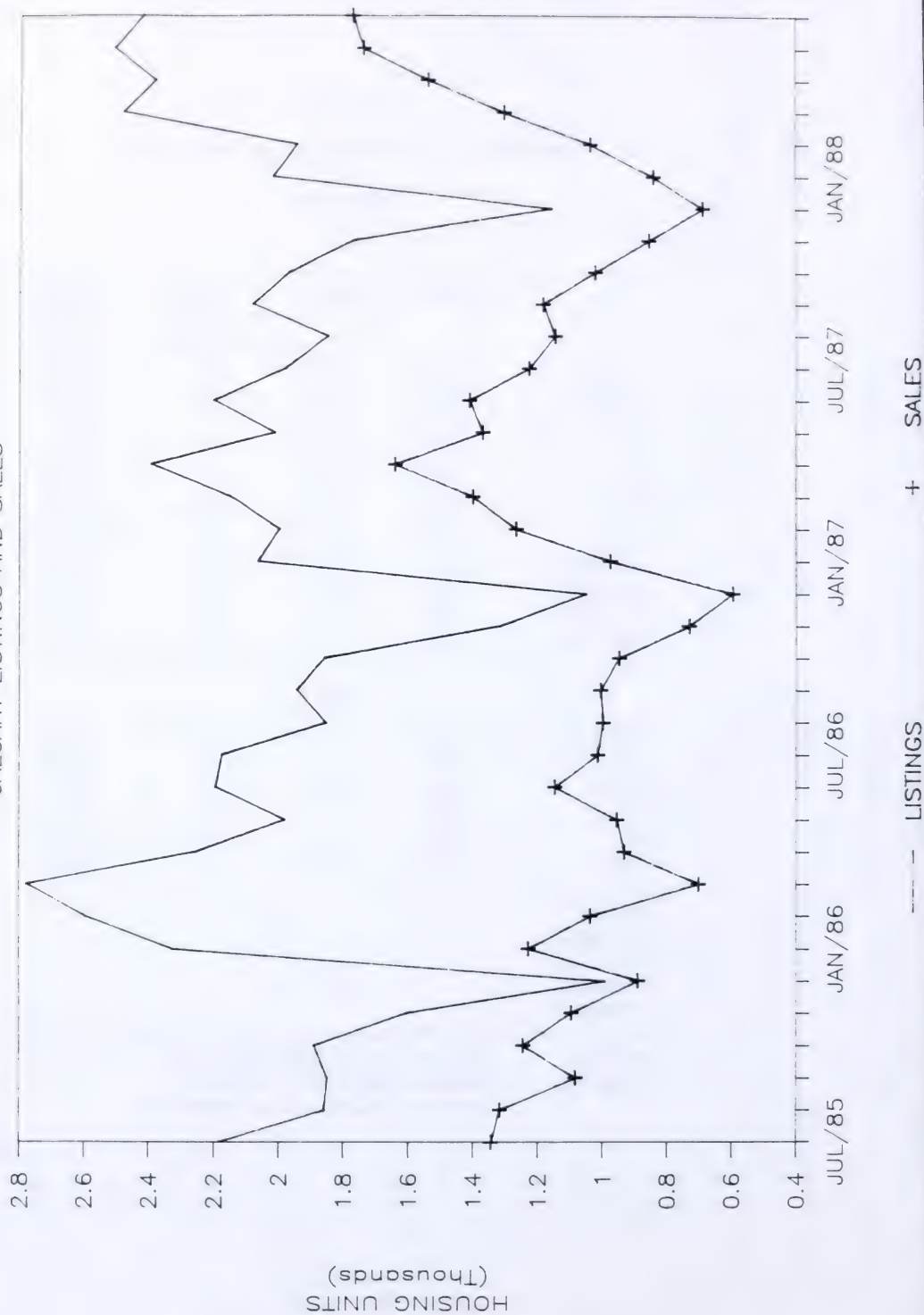


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				
1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585
1988				
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

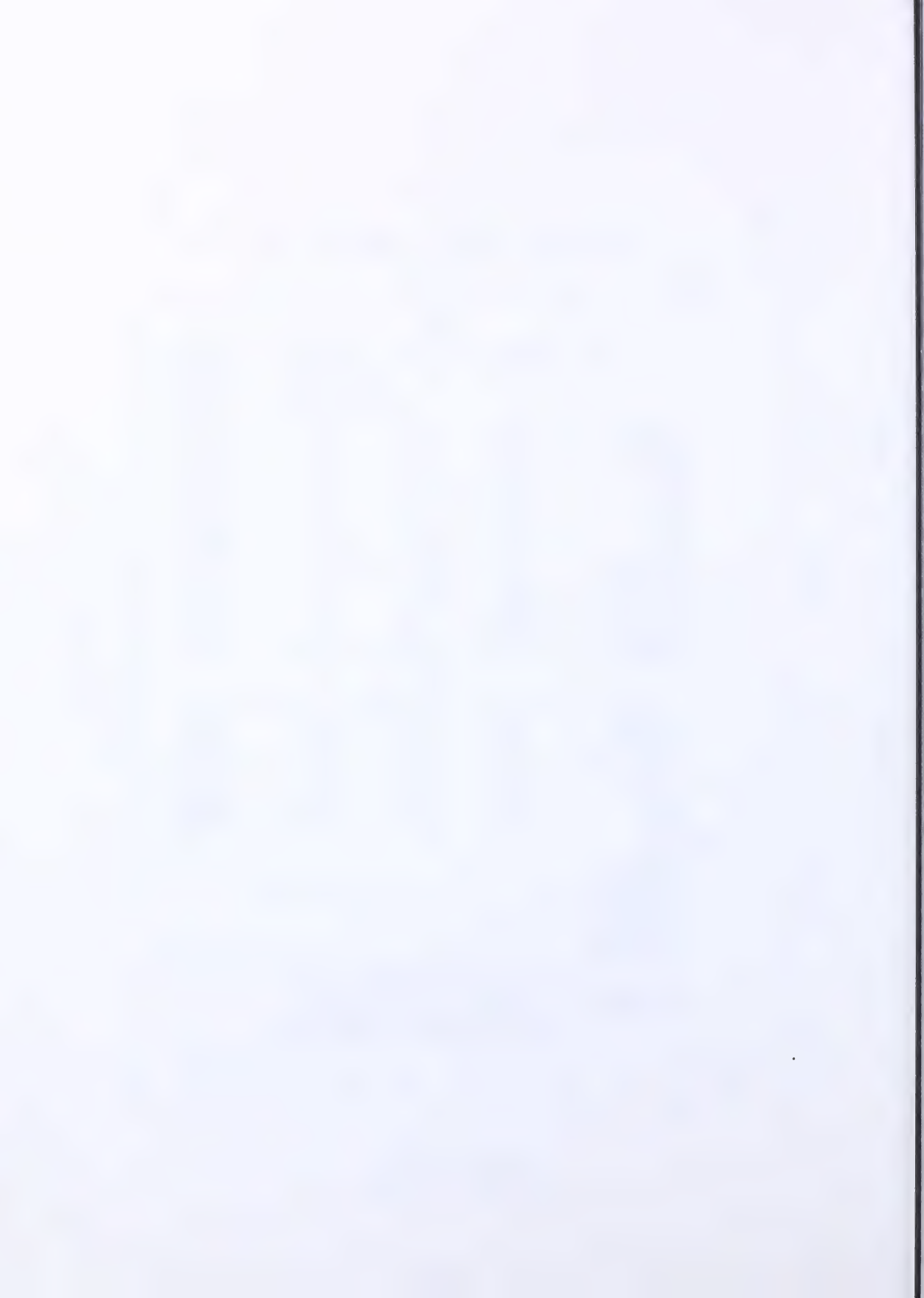


FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

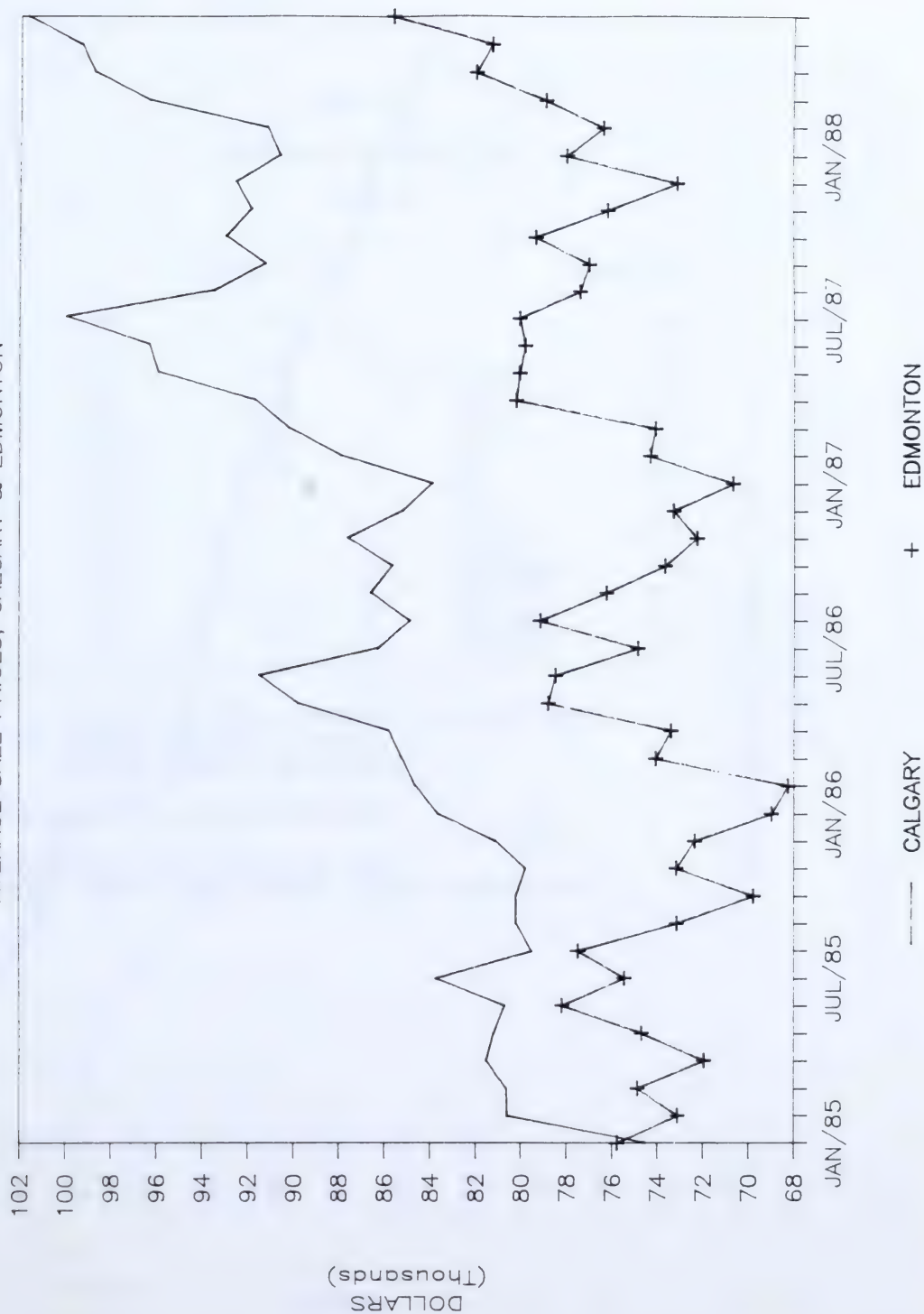


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

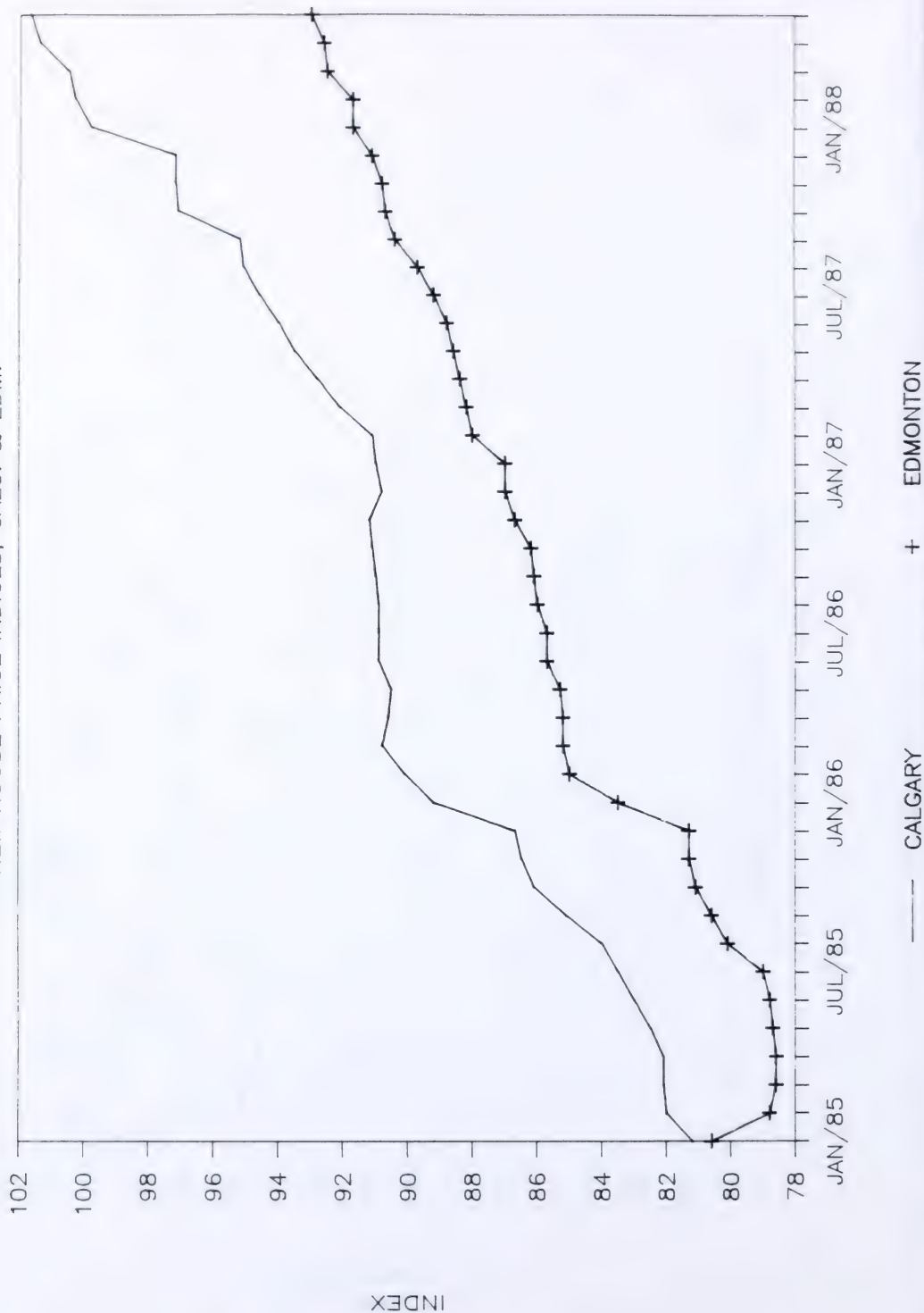


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1	100.5	MARCH	88.2	92.5
APRIL	92.8	101.4	APRIL	88.4	92.6
MAY	93.5	101.7	MAY	88.6	93.0
JUNE	94.0		JUNE	88.8	
JULY	94.6		JULY	89.2	
AUGUST	95.1		AUGUST	89.7	
SEPTEMBER	95.2		SEPTEMBER	90.4	
OCTOBER	97.1		OCTOBER	90.7	
NOVEMBER	97.2		NOVEMBER	90.8	
DECEMBER	97.2		DECEMBER	91.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



CANADIAN
SEP 6 1988

RESIDENTIAL CONSTRUCTION IN ALBERTA

JULY 1988

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

THE AMERICAN NATURALIST

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RESIDENTIAL CONSTRUCTION

IN ALBERTA

JULY 1988

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

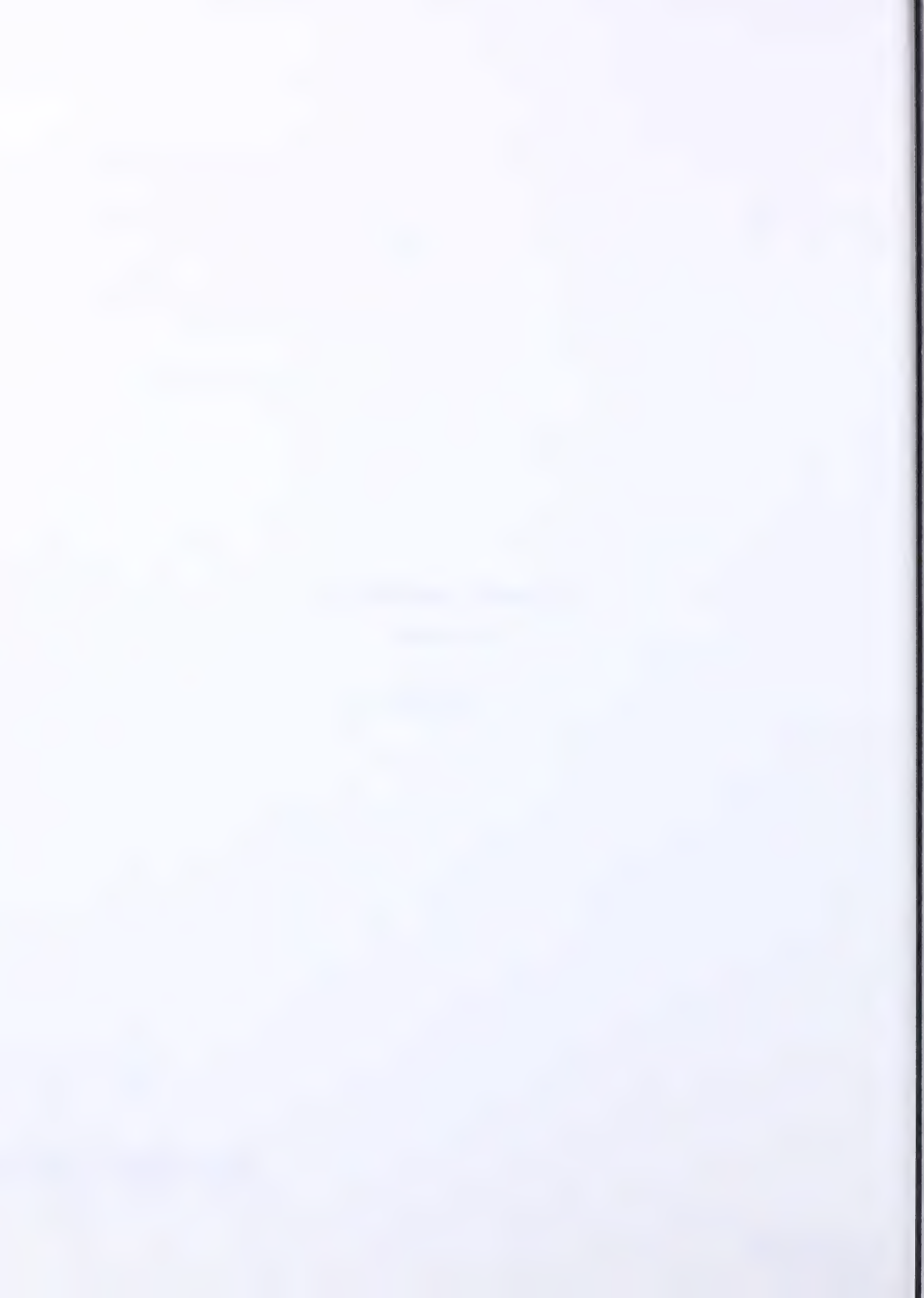
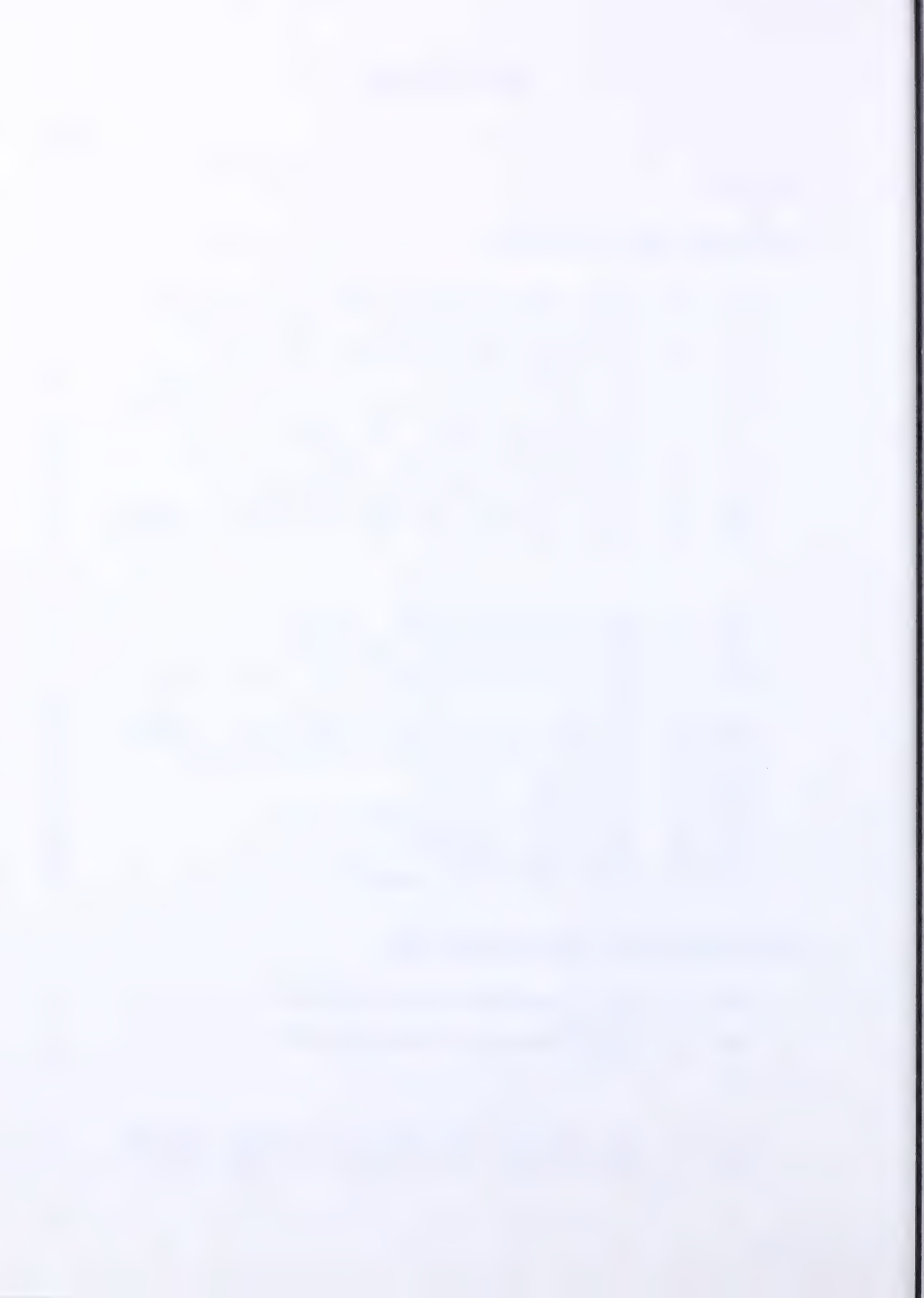


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D. Multiple Listings Service (M.L.S.)

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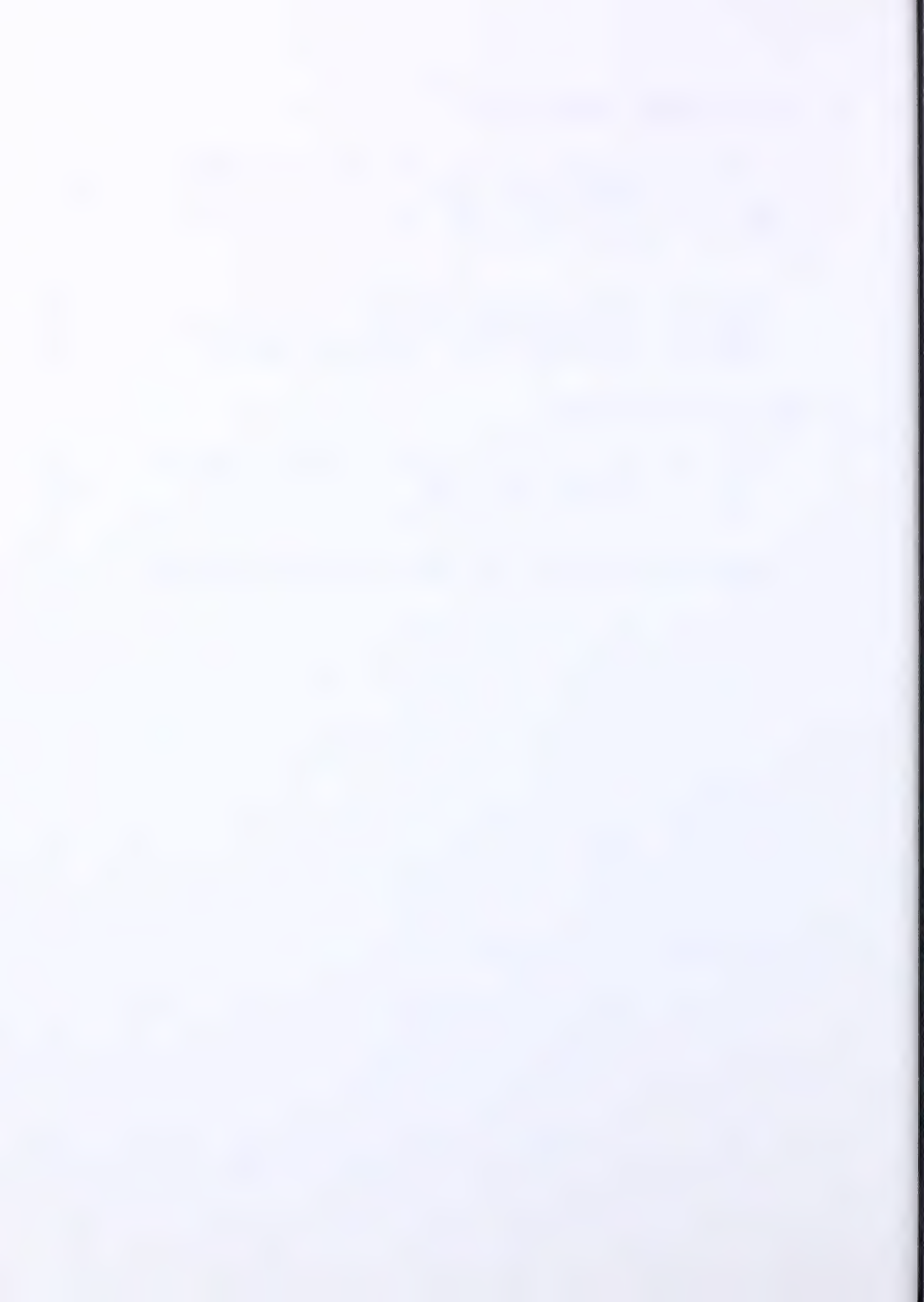
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* * * *

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HIGHLIGHTS

Alberta

- ° In the second quarter, housing starts dropped 7% to 2,888 units from 3,099 for 1987, the first time a year-to-year decrease has been recorded since the second quarter of 1987. Despite this, the 4,684 starts for the first half of 1988 were still 5% ahead of last year's level.

Urban Alberta

- ° Housing starts fell to 838 units in July, down 8% in comparison to a year ago.
- ° Total starts to date, however, increased 5% to 4,662 units from 4,453 for 1987.
- ° Housing under construction also decreased from the month before and from this time last year to 3,305 units, a 5% decline from July 1987.

Calgary

- ° For three consecutive months, Calgary's starts has decreased compared to last year; last month's 241 units were 34% lower than the July 1987 level (367).
- ° However, total starts for the year still showed a 3% increase to 1,822 units from 1,770 for 1987. Single family starts rose by 7% while multiples dropped by 53%.
- ° Housing under construction continued to trend downward to 1,464 in July. Inventory of newly completed and unoccupied housing also decreased from the preceding month to 287 units; compared to July of last year however, this is a significant increase.

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4. The first part of the paper discusses the importance of the

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15. The twelfth part of the paper discusses the importance of the

- ° The resale housing market continued to be very active last month with 1,295 units sold, up 6% over July 1987.
- ° The average selling price increased 2% to \$104,129 from \$101,695 the month before, and up 4% over July 1987. The new housing price index also increased to 102.0 in June.

Edmonton

- ° Edmonton's housing starts increased again to 466 units last month, up 14% in comparison to July 1987.
- ° Total starts to date also rose by 14% from the same month in 1987 to 2,229 units. Both singles and multiples were up 13% and 38% respectively.
- ° Housing under construction continued to increase to 1,388 in July. However, newly completed and unoccupied housing dropped to 152 units while the rate of absorption reached a yearly high of 73%.
- ° In the resale market, the number of houses sold dropped 5% from July 1987 to 824 units.
- ° Despite the decrease in sales, the average resale house price increased again to \$87,529 from \$85,636 last month. The new housing price index continued its upward movement to 93.2 in June, up 5% over 1987.



TABLE 1

JUL-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	239	2	0	0	241	-34
CANROSE	0	0	4	0	4	33
EDMONTON M.A.	415	10	41	0	466	14
FORT MCMURRAY	6	0	0	0	6	50
GRANDE PRAIRIE	15	0	0	0	15	-12
LETHBRIDGE	32	2	0	0	34	70
LLOYDMINSTER(ALTA. PART)	10	0	0	0	10	900
MEDICINE HAT	17	0	18	0	35	46
RED DEER	13	0	8	0	21	-63
WETASKIWIN	4	0	0	0	4	33
OTHER CENTRES **	2	0	0	0	2	0
TOTAL	753	14	71	0	838	-8

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

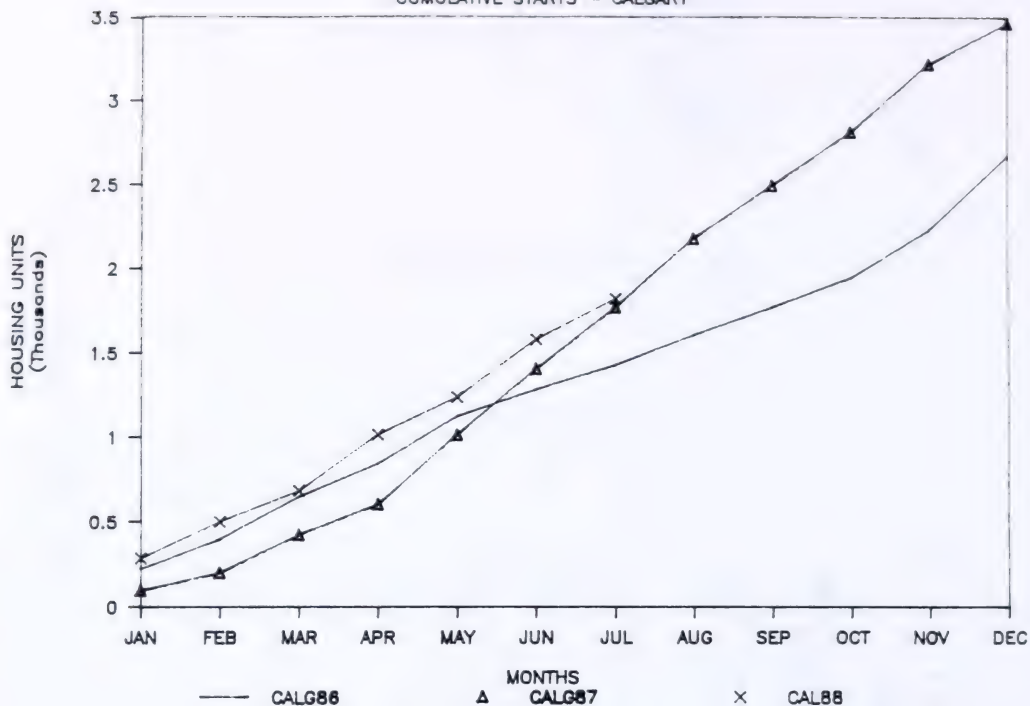


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

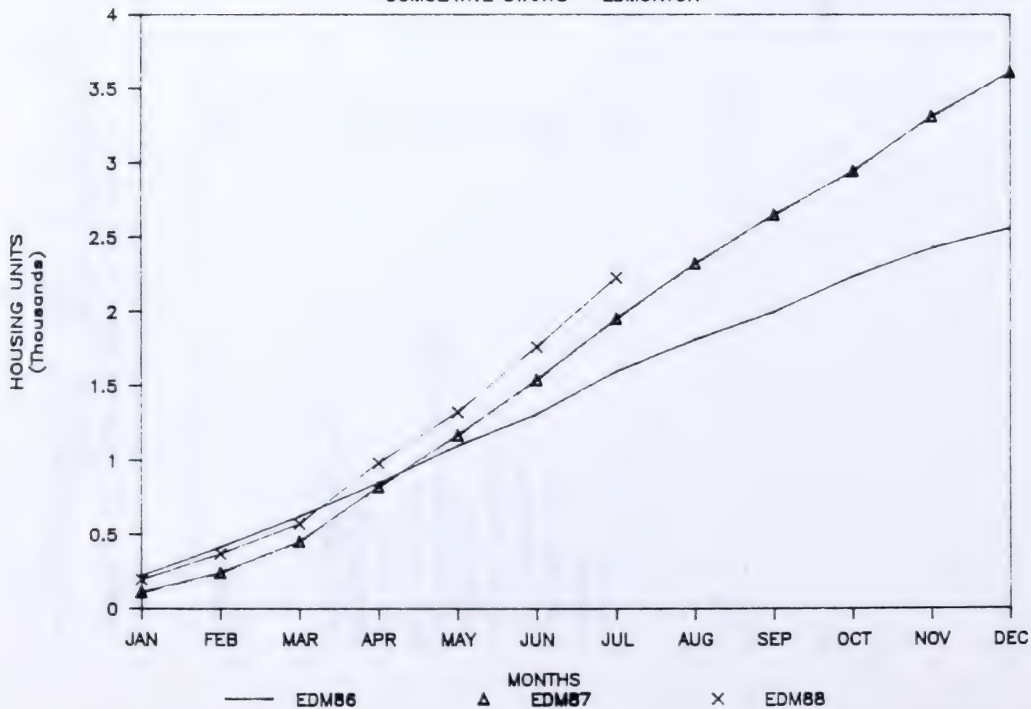


TABLE 2

JUL-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1987	1988	1987	1988	1987	1988	1987	1988	1987	1988	
CALGARY	1643	1762	24	24	19	25	84	11	1770	1822	3
CAMROSE	21	10	0	0	0	4	0	0	21	14	-33
EDMONTON M.A.	1813	2040	32	78	44	85	61	26	1950	2229	14
FORT MCMURRAY	6	17	0	0	0	0	0	0	6	17	183
GRANDE PRAIRIE	80	72	10	2	0	0	0	0	90	74	-18
LETHBRIDGE	94	110	2	6	32	0	0	0	128	116	-9
LLOYDMINSTER(ALTA. PART)	19	16	0	0	0	0	0	0	19	16	-16
MEDICINE HAT	114	75	6	6	7	18	4	7	131	106	-19
RED DEER	154	104	2	4	88	93	58	0	302	201	-33
WETASKIWIN	23	21	0	2	0	6	0	0	23	29	26
OTHER CENTRES **	13	36	0	2	0	0	0	0	13	38	192
TOTAL	3980	4263	76	124	190	231	207	44	4453	4662	5
PERCENT CHANGE BY TYPE		7		63		22		-79		5	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

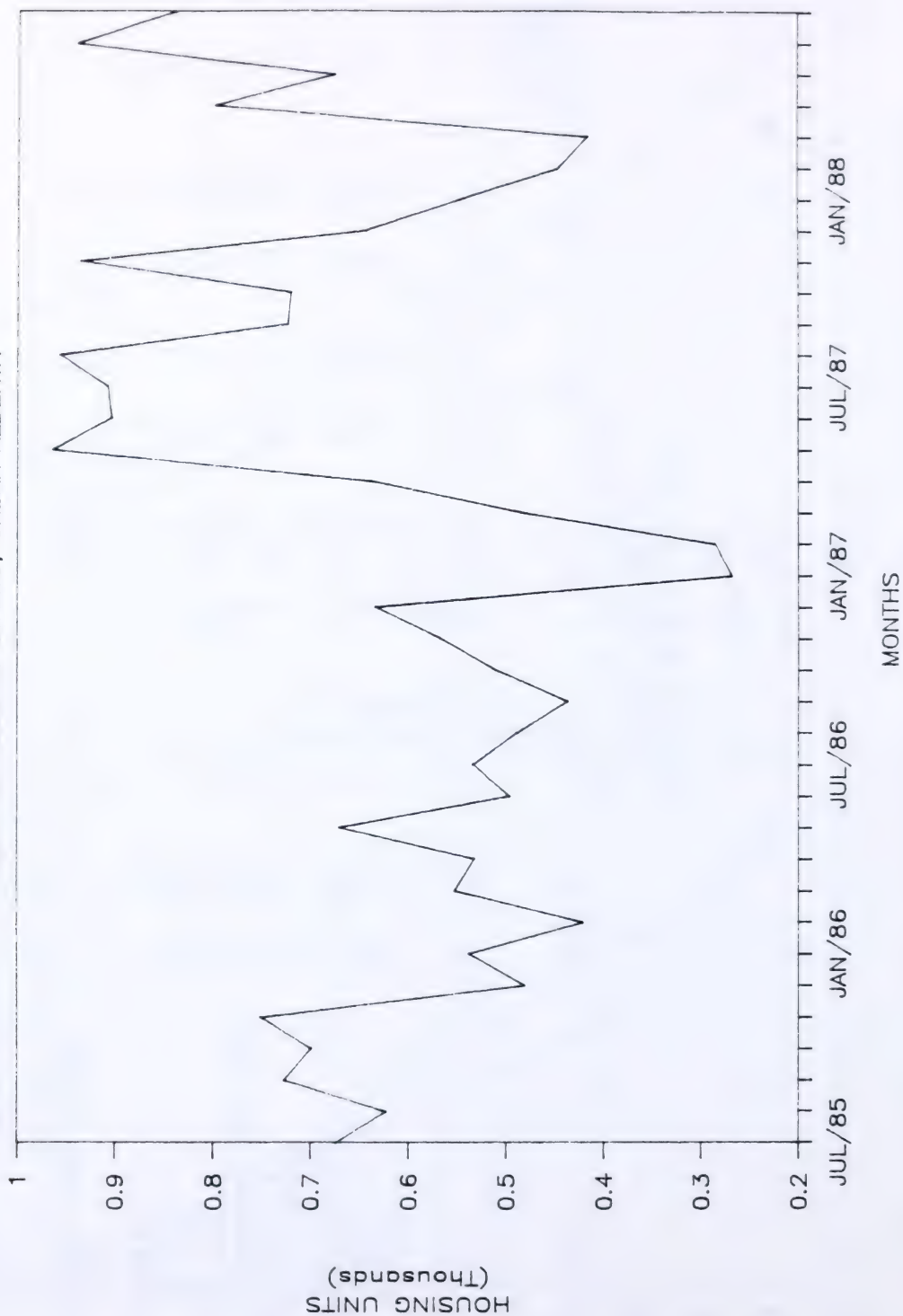


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	447	56
MARCH	485	416	-14
APRIL	639	799	25
MAY	964	675	-30
JUNE	903	940	4
JULY	908	838	-8
AUGUST	957		
SEPTEMBER	723		
OCTOBER	720		
NOVEMBER	936		
DECEMBER	643		
TOTAL	8432	4662	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

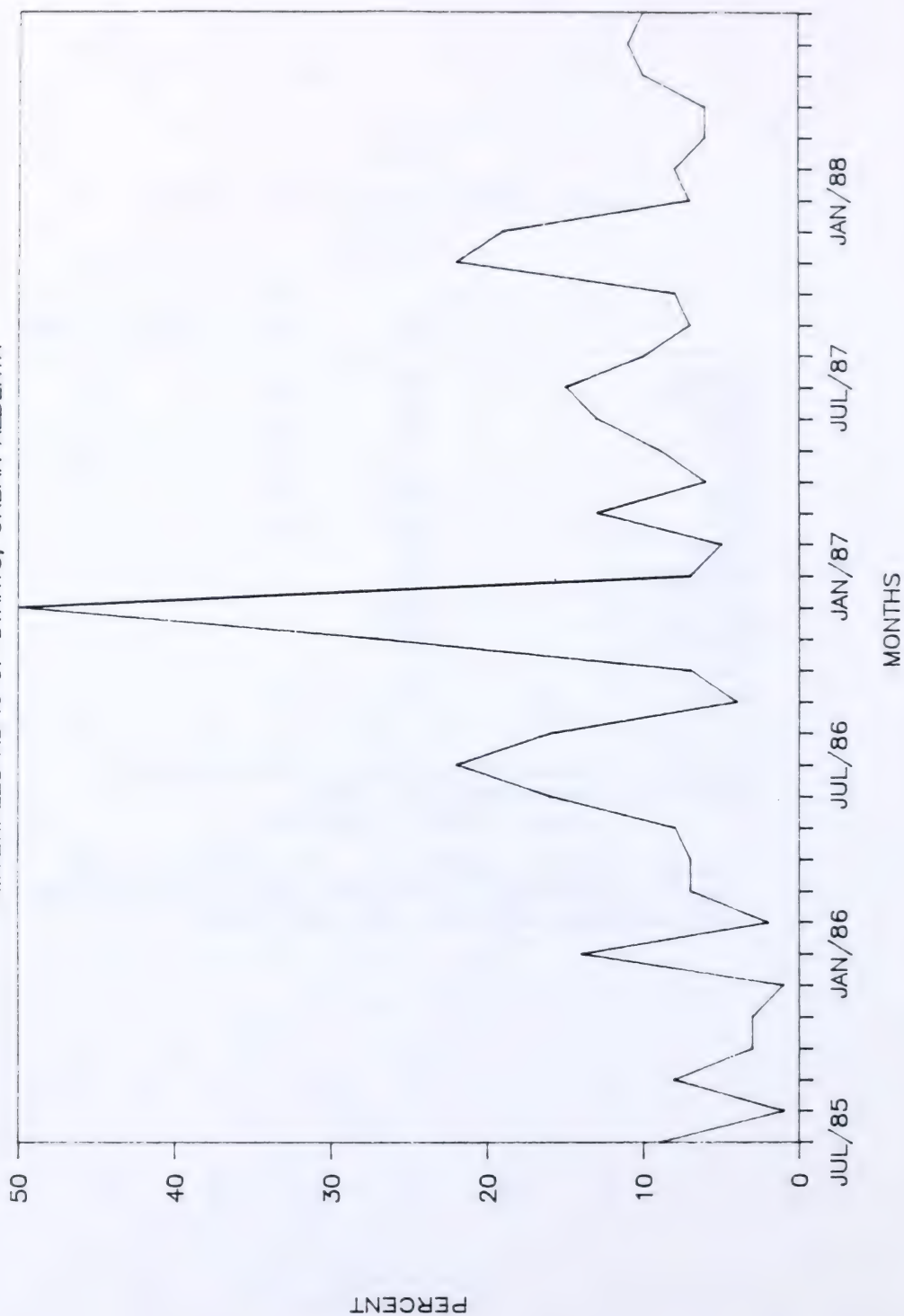


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	4662	4263	399	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

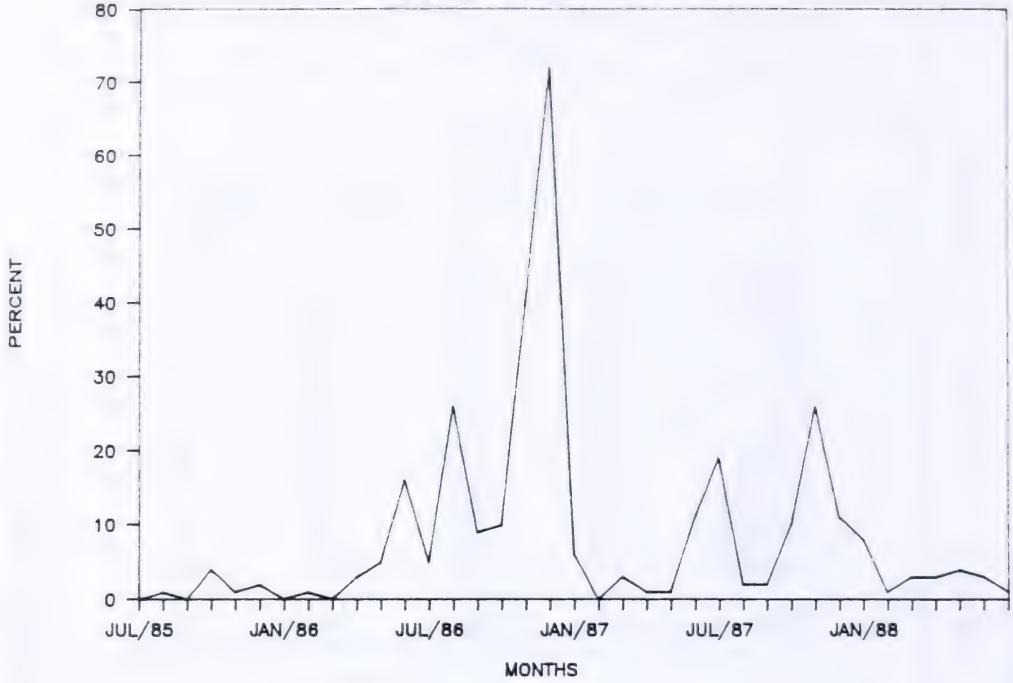


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

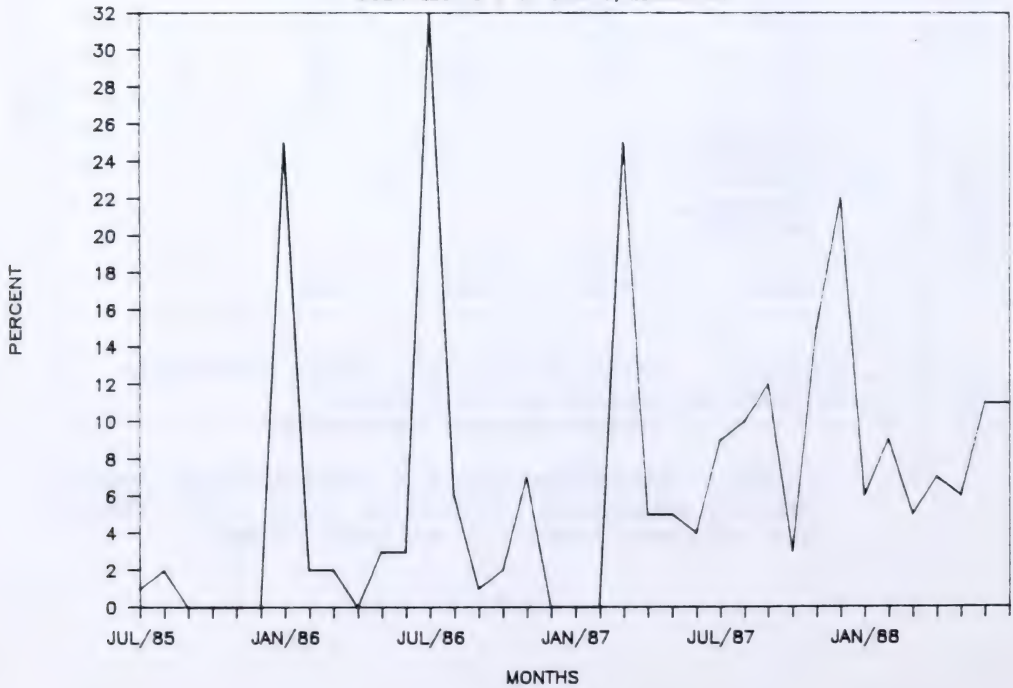


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987					EDMONTON (METRO)				
CALGARY									
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	97	91	6	JANUARY	113	113	0	0	
FEBRUARY	104	104	0	FEBRUARY	130	130	0	0	
MARCH	223	217	3	MARCH	210	158	52	25	
APRIL	182	180	2	APRIL	366	349	17	5	
MAY	408	404	4	MAY	350	334	16	5	
JUNE	389	348	41	JUNE	371	355	16	4	
JULY	367	299	68	JULY	410	374	36	9	
AUGUST	413	405	8	AUGUST	372	334	38	10	
SEPTEMBER	317	311	6	SEPTEMBER	327	289	38	12	
OCTOBER	320	288	32	OCTOBER	292	282	10	3	
NOVEMBER	404	300	104	NOVEMBER	368	314	54	15	
DECEMBER	242	215	27	DECEMBER	299	233	66	22	
TOTAL	3466	3162	304	TOTAL	3608	3265	343	10	
1988					EDMONTON (METRO)				
CALGARY									
JANUARY	290	268	22	JANUARY	200	188	12	6	
FEBRUARY	214	212	2	FEBRUARY	174	159	15	9	
MARCH	183	177	6	MARCH	201	190	11	5	
APRIL	334	325	9	APRIL	409	379	30	7	
MAY	217	209	8	MAY	342	320	22	6	
JUNE	343	332	11	JUNE	437	389	48	11	
JULY	241	239	2	JULY	466	415	51	11	
AUGUST				AUGUST					
SEPTEMBER				SEPTEMBER					
OCTOBER				OCTOBER					
NOVEMBER				NOVEMBER					
DECEMBER				DECEMBER					
TOTAL	1822	1762	60	TOTAL	2229	2040	189		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

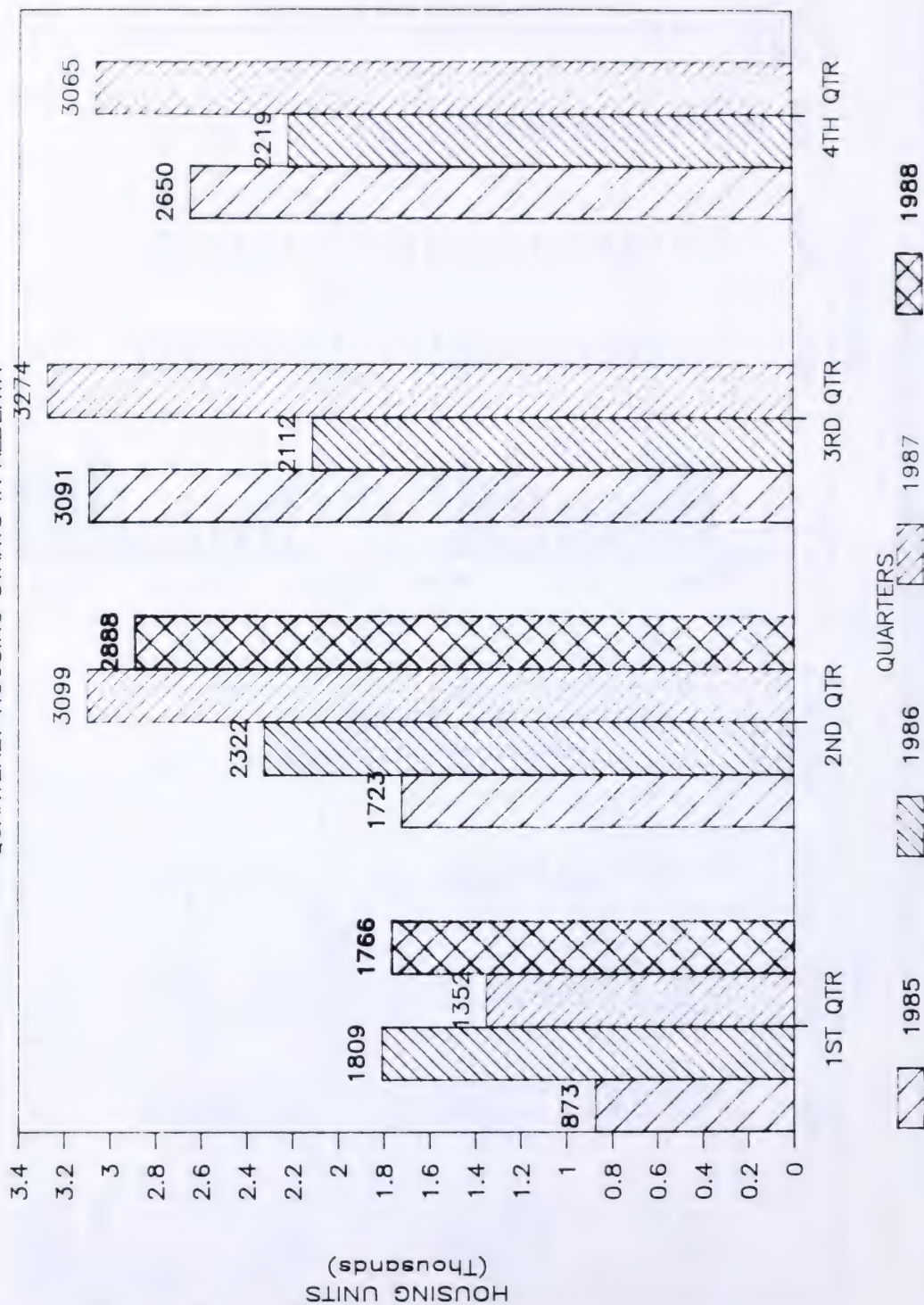


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1987 - 1988	
	1987	1988
		PERCENT CHANGE
FIRST QUARTER	1352	1766
SECOND QUARTER	3099	2888
THIRD QUARTER	3274	
FOURTH QUARTER	3085	
TOTAL	10790	4654

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

JUL-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	360	18	0	0	378	54
CAMROSE	3	0	0	0	3	-63
EDMONTON M.A.	368	12	0	0	380	22
FORT MCMURRAY	1	0	0	0	1	*
GRANDE PRAIRIE	6	0	0	0	6	-54
LETHBRIDGE	19	0	0	0	19	138
LLOYDMINSTER (ALTA. PART)	0	0	0	0	0	100
MEDICINE HAT	12	0	0	23	35	52
RED DEER	14	2	4	0	20	-65
WETASKIWIN	3	0	0	0	3	50
OTHER CENTRES **	0	2	0	0	2	-60
TOTAL	786	34	4	23	847	25

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

JUL-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1303	82	64	15	1464	14
CAMROSE	6	0	4	0	10	11
EDMONTON M.A.	1236	48	78	26	1388	8
FORT McMURRAY	16	0	0	0	16	129
GRANDE PRAIRIE	49	2	0	0	51	11
LETHBRIDGE	76	8	0	0	84	29
LLOYDMINSTER(ALTA. PART)	11	0	0	0	11	15
MEDICINE HAT	50	4	43	16	113	14
RED DEER	51	2	77	0	130	22
WETASKIWIN	13	0	0	0	13	13
OTHER CENTRES **	25	0	0	0	25	525
TOTAL	2836	146	266	57	3305	5

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

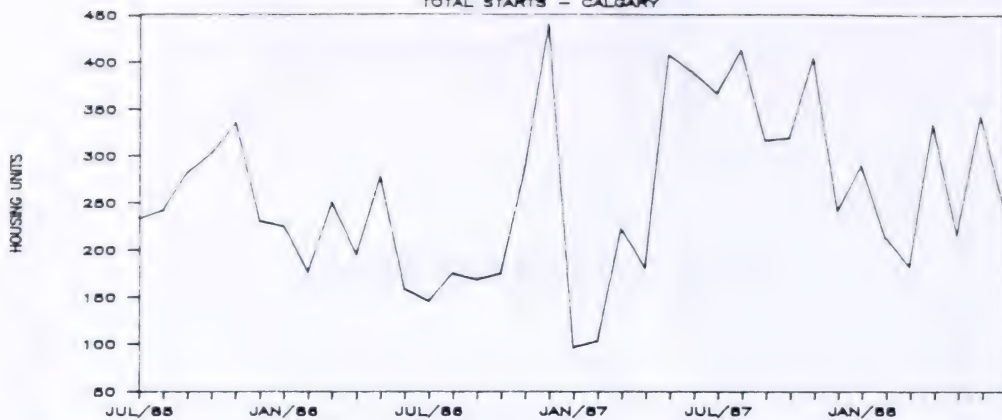


FIGURE 6B
COMPLETIONS - CALGARY

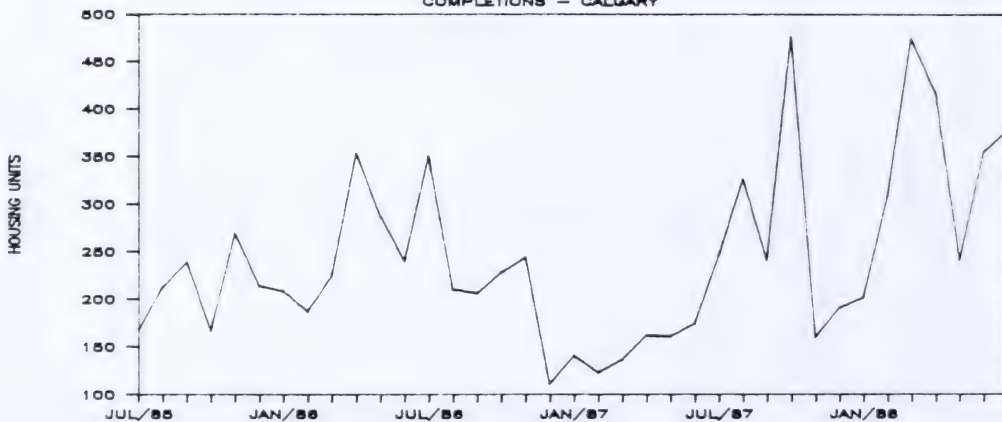


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

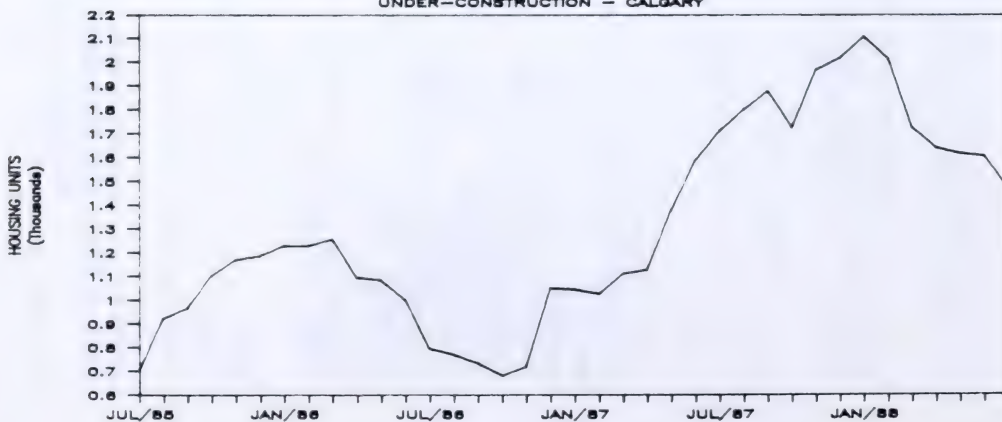


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
----- 1988 -----			
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

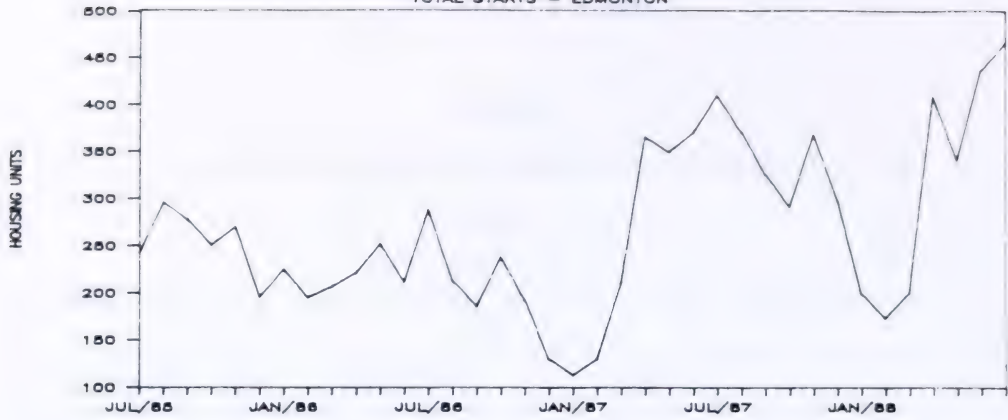


FIGURE 7B
COMPLETIONS - EDMONTON

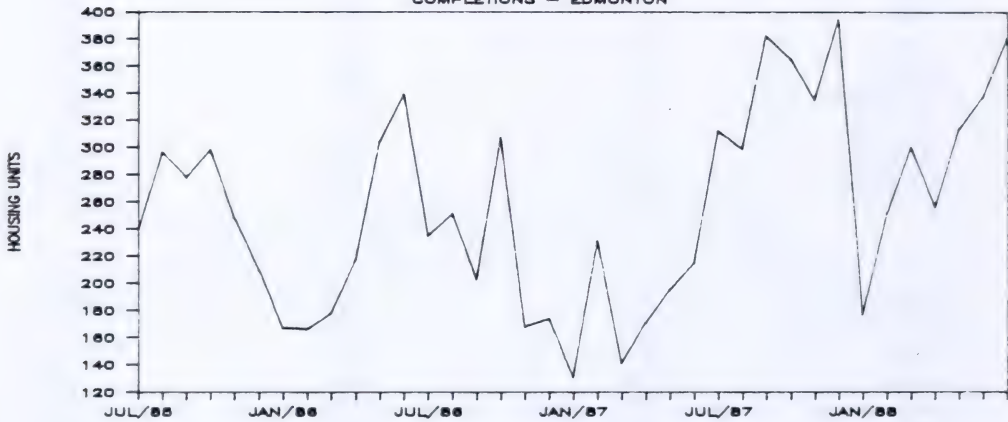


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

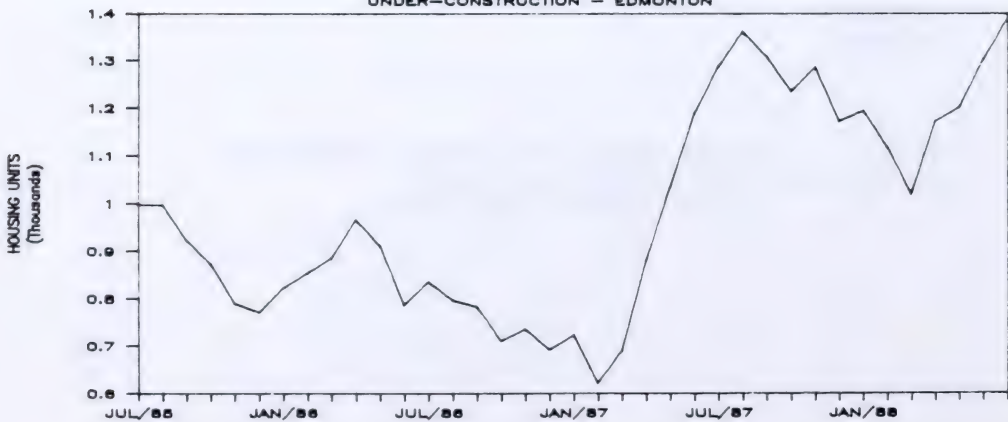


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1987			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172

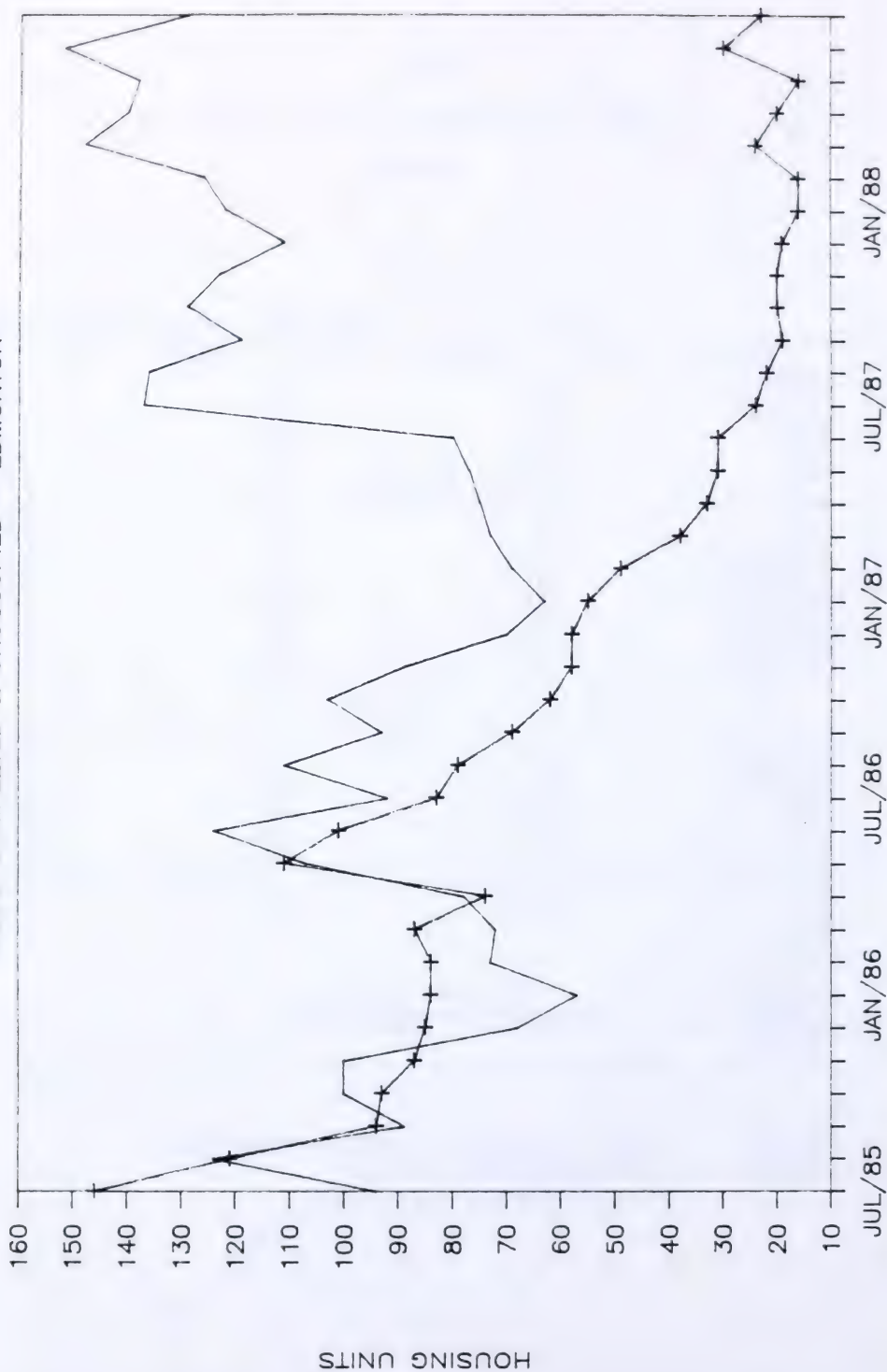
1988			

JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED — EDMONTON



— SINGLES & DUPL.

+ APARTS. & R.HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76

1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9
NEWLY COMPLETED & UNOCCUPIED — CALGARY

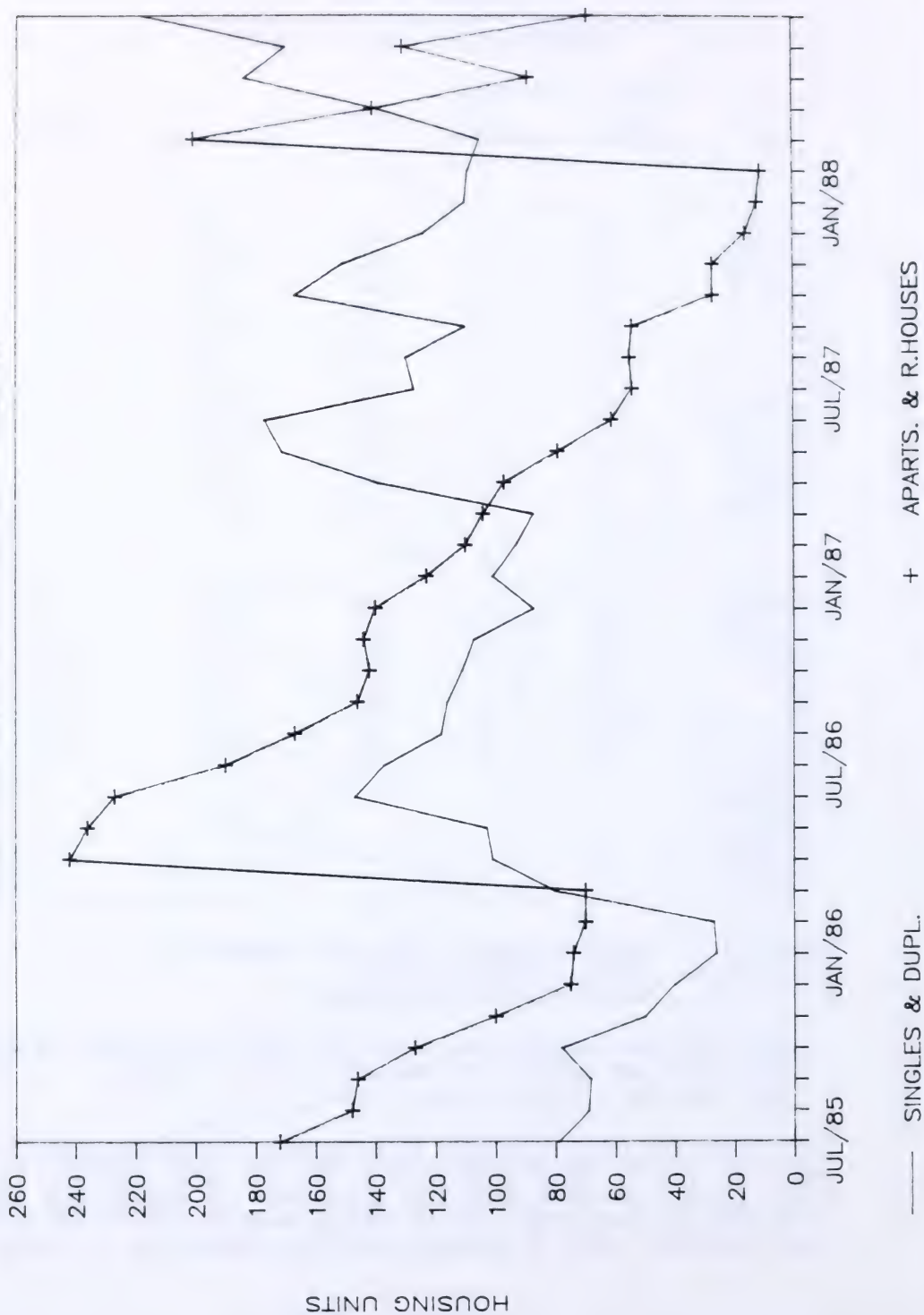


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62

1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
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 CUPED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

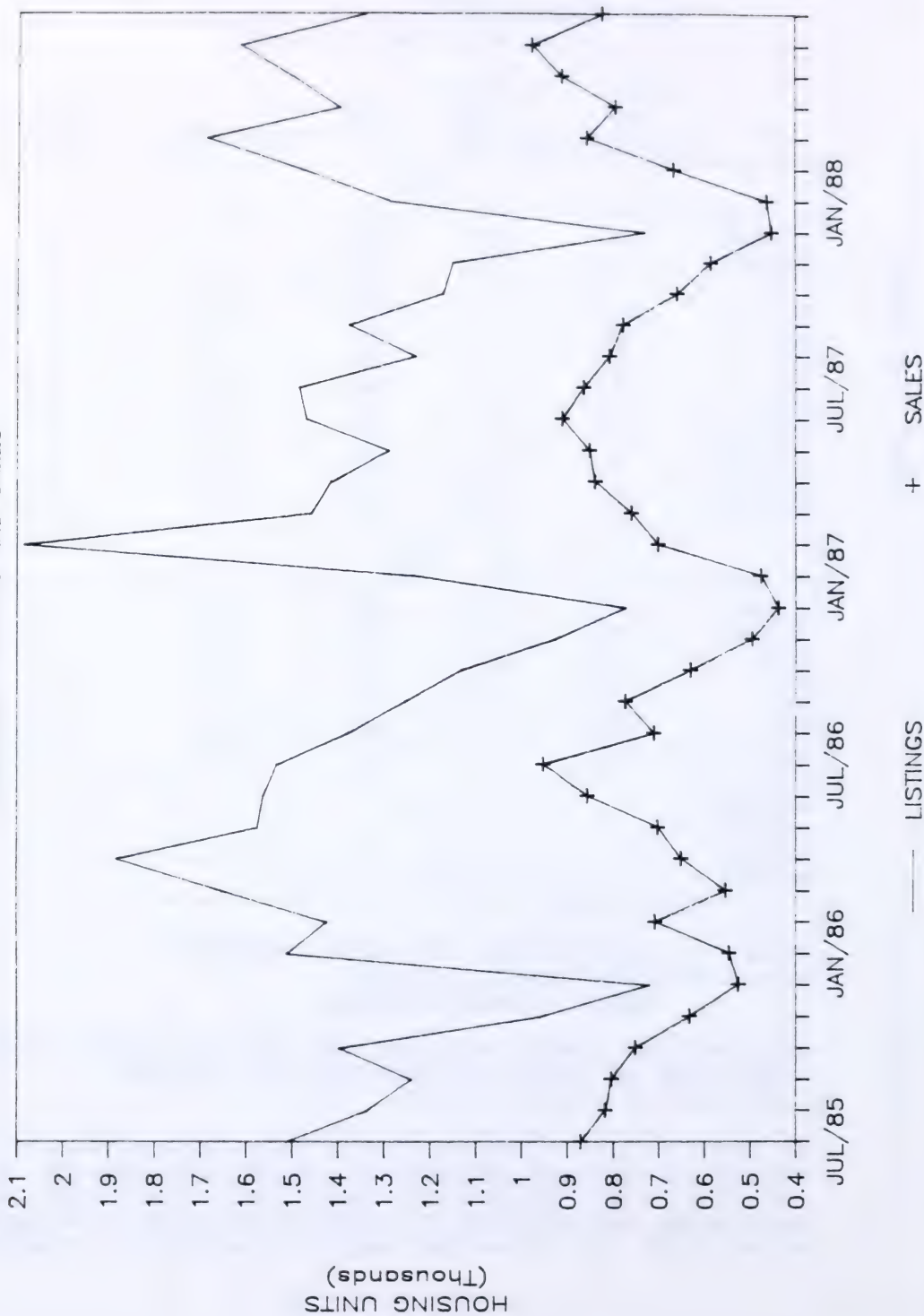


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118
1988				
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	87529
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 11
CALGARY LISTINGS AND SALES

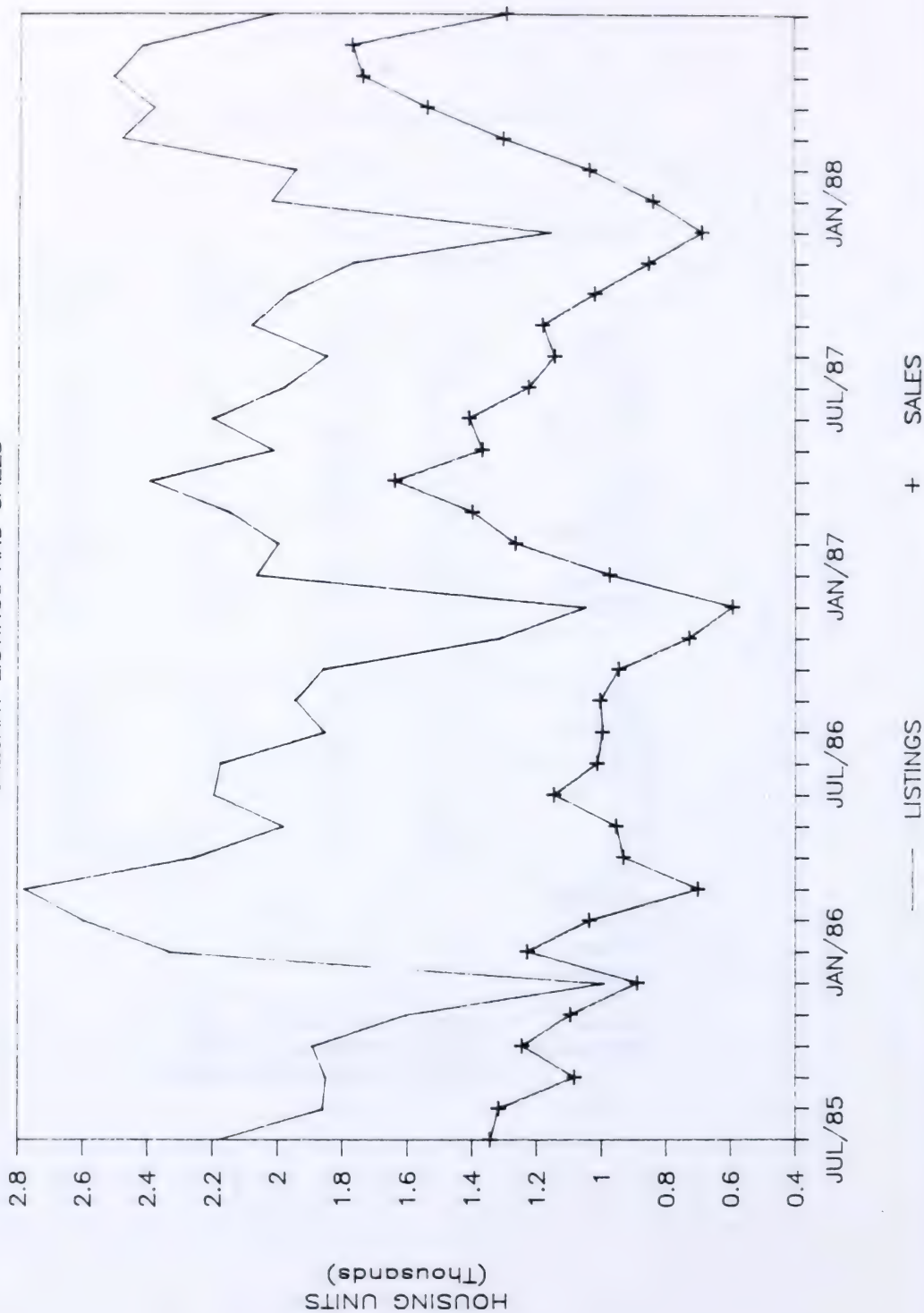


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585

1988				
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT



FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

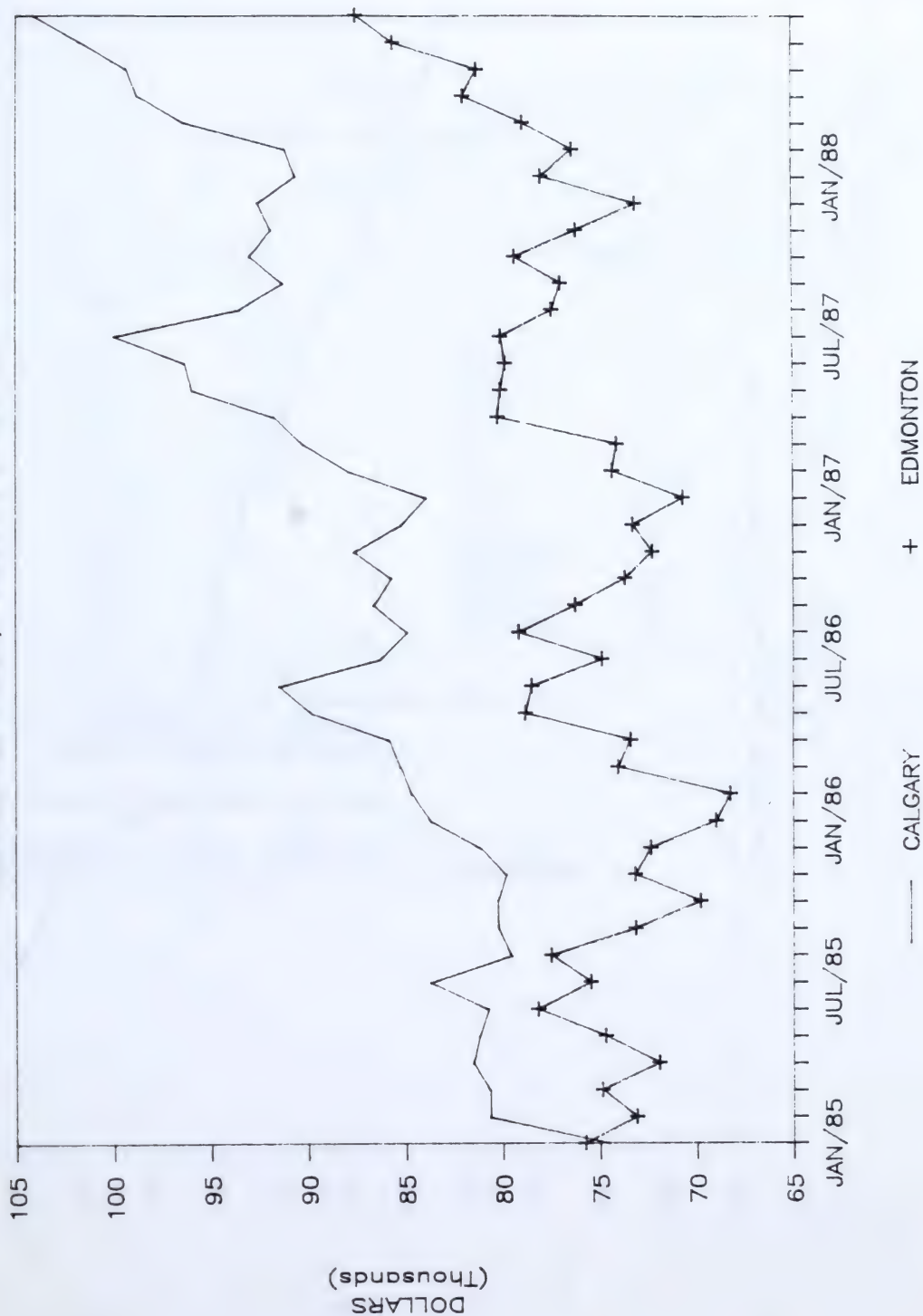


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

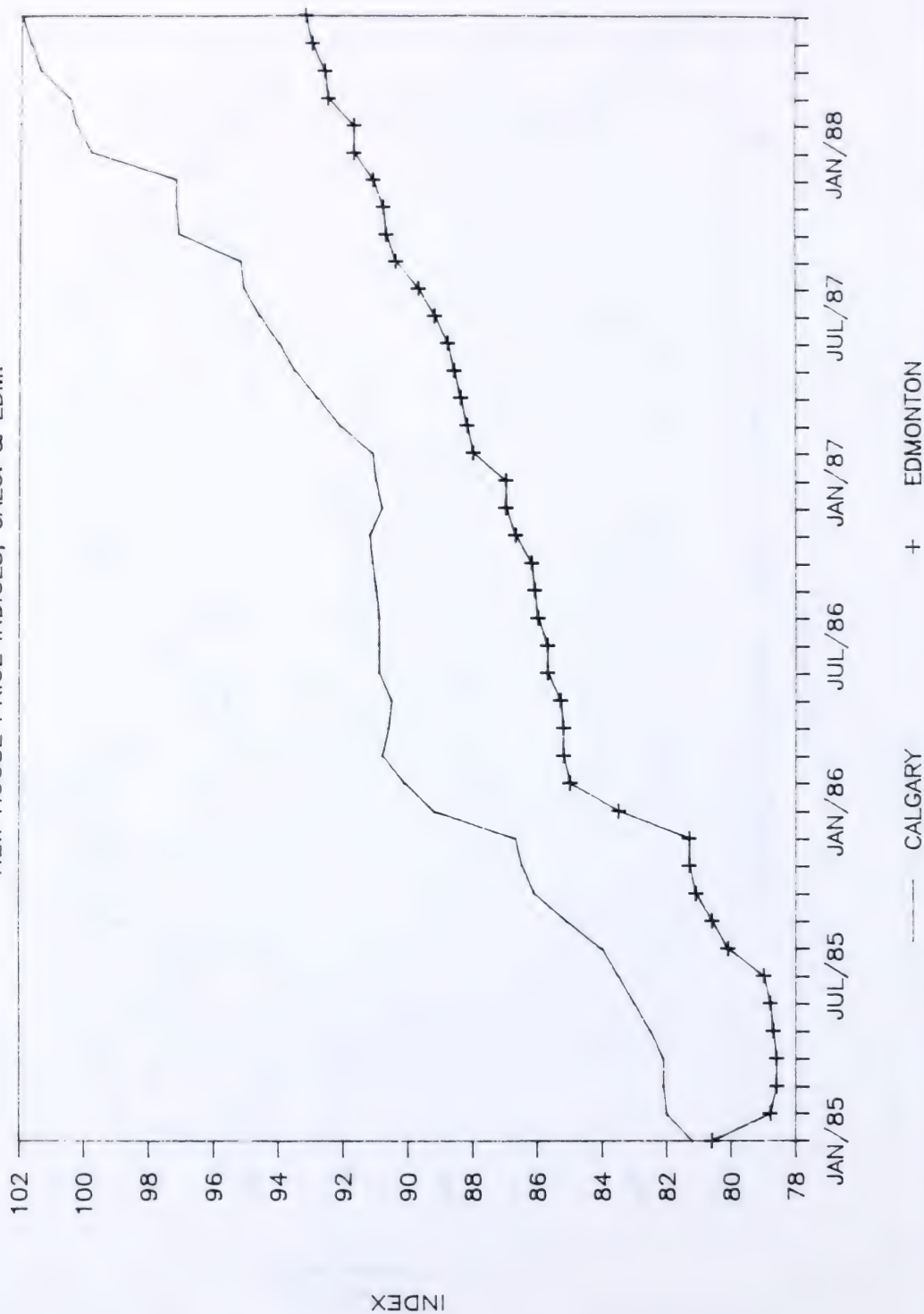


TABLE 15
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1	100.5	MARCH	88.2	92.5
APRIL	92.8	101.4	APRIL	88.4	92.6
MAY	93.5	101.7	MAY	88.6	93.0
JUNE	94.0	102.0	JUNE	88.8	93.2
JULY	94.6		JULY	89.2	
AUGUST	95.1		AUGUST	89.7	
SEPTEMBER	95.2		SEPTEMBER	90.4	
OCTOBER	97.1		OCTOBER	90.7	
NOVEMBER	97.2		NOVEMBER	90.8	
DECEMBER	97.2		DECEMBER	91.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



SEP 30 1988

RESIDENTIAL CONSTRUCTION IN ALBERTA

AUGUST 1988



MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA

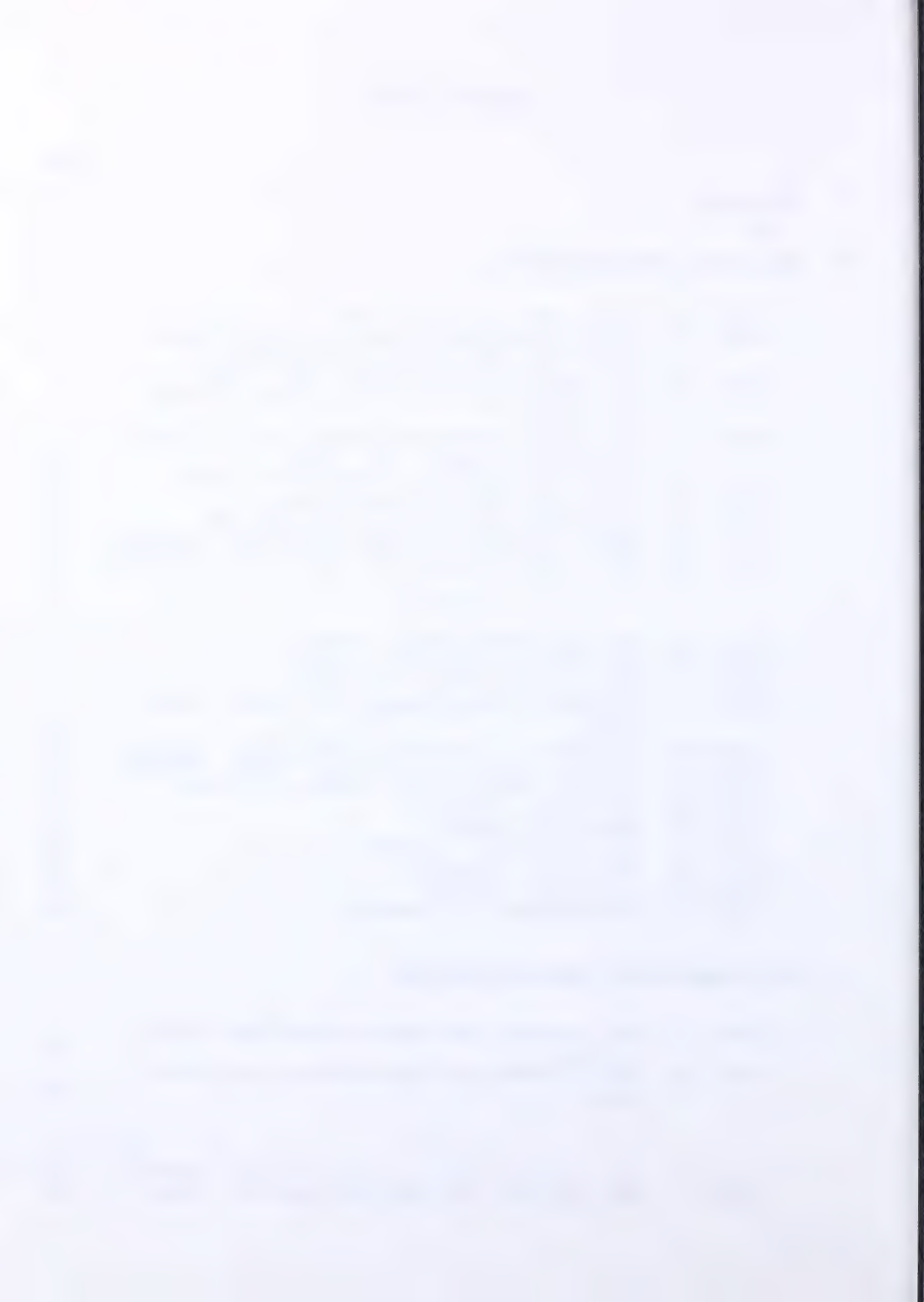
AUGUST 1988

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



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D. Multiple Listings Service (M.L.S.)

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* * * *

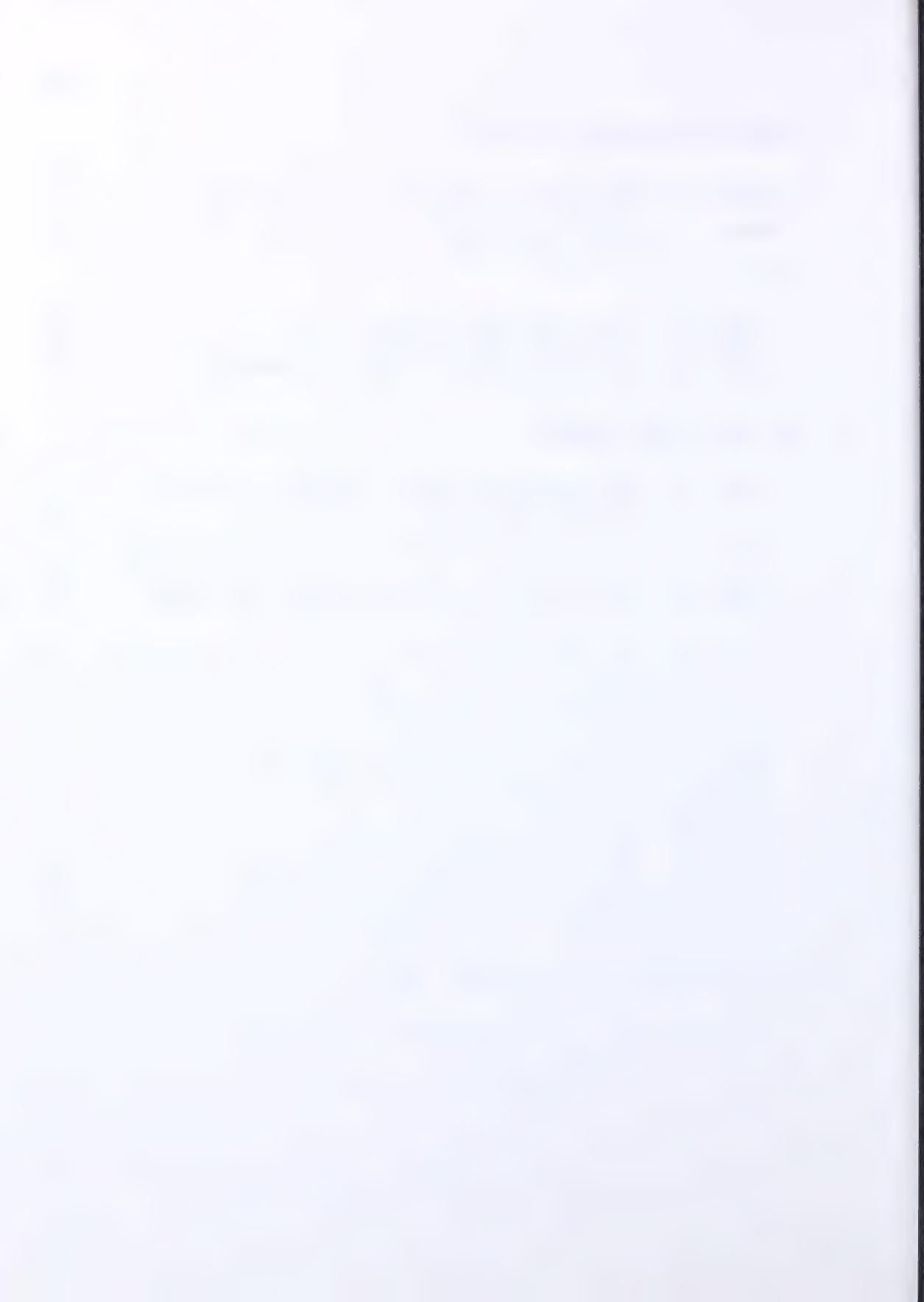
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E. New Housing Price Indexes

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--	----

* * * *

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--	----



HIGHLIGHTS

Urban Alberta

- Housing starts in August decreased further from the previous year to 848 units, down 11% from 957 in August of 1987.
- However, total starts to date still increased 2% to 5,510 units from 5,410 a year ago. Single family units accounted for 90% of the total.
- Housing under construction in August increased to 3,565 units from 3,305 the month before, but dropped 4% compared to the same month last year.

Calgary

- After three straight months of decline, Calgary's starts jumped sharply to 441 units in August; this marks the highest level since June of 1983.
- Total starts for the first eight months are up 4% to 2,263 units from 2,183 for 1987. Multiples rose 38% while singles dropped a meager 1%.
- Housing under construction also increased to 1,713 units from 1,464 in July. However, inventory of newly completed and unoccupied units fell to 237 units despite a decrease in the rate of absorption to 50% from 58% the month before.
- In the resale market, the number of houses sold rose 34% over August 1987 to 1,532 units. The ratio of sales to listings also jumped to .74 compared to .64 last year.
- However, the average resale house price dropped to \$99,602 from \$104,129 the preceding month, but still 7% higher than the August 1987 average price. The new housing price index continued to increase to 102.9 in July, up 9% over last year.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a very important document, as it contains the President's message to the Congress at the beginning of his first term. The letter is written in a formal, dignified style, and it is one of the most important documents in American history.

2. The second part of the document is a report from the Secretary of the Treasury, dated January 1, 1861. It is a very important document, as it contains the Secretary's report to the Congress on the state of the Treasury at the beginning of his first term. The report is written in a formal, dignified style, and it is one of the most important documents in American history.

3. The third part of the document is a report from the Secretary of the Interior, dated January 1, 1861. It is a very important document, as it contains the Secretary's report to the Congress on the state of the Interior at the beginning of his first term. The report is written in a formal, dignified style, and it is one of the most important documents in American history.

4. The fourth part of the document is a report from the Secretary of the War, dated January 1, 1861. It is a very important document, as it contains the Secretary's report to the Congress on the state of the War at the beginning of his first term. The report is written in a formal, dignified style, and it is one of the most important documents in American history.

5. The fifth part of the document is a report from the Secretary of the Navy, dated January 1, 1861. It is a very important document, as it contains the Secretary's report to the Congress on the state of the Navy at the beginning of his first term. The report is written in a formal, dignified style, and it is one of the most important documents in American history.

6. The sixth part of the document is a report from the Secretary of the State, dated January 1, 1861. It is a very important document, as it contains the Secretary's report to the Congress on the state of the State at the beginning of his first term. The report is written in a formal, dignified style, and it is one of the most important documents in American history.

7. The seventh part of the document is a report from the Secretary of the War, dated January 1, 1861. It is a very important document, as it contains the Secretary's report to the Congress on the state of the War at the beginning of his first term. The report is written in a formal, dignified style, and it is one of the most important documents in American history.

8. The eighth part of the document is a report from the Secretary of the Navy, dated January 1, 1861. It is a very important document, as it contains the Secretary's report to the Congress on the state of the Navy at the beginning of his first term. The report is written in a formal, dignified style, and it is one of the most important documents in American history.

9. The ninth part of the document is a report from the Secretary of the State, dated January 1, 1861. It is a very important document, as it contains the Secretary's report to the Congress on the state of the State at the beginning of his first term. The report is written in a formal, dignified style, and it is one of the most important documents in American history.

10. The tenth part of the document is a report from the Secretary of the War, dated January 1, 1861. It is a very important document, as it contains the Secretary's report to the Congress on the state of the War at the beginning of his first term. The report is written in a formal, dignified style, and it is one of the most important documents in American history.

Edmonton

- ° Edmonton's housing starts in August were 8% (342 units) lower than in the same period last year.
- ° Total starts for the year, however, are still ahead of last year's level by 11% (2,571 compared to 2,322 for 1987). Both single and multiple family starts showed increases.
- ° Housing under construction continued to trend upward to 1,489 units in August, but inventory of newly completed and unoccupied housing dropped further to 127 units from 152 in July.
- ° The resale housing market continued to be extremely active; sales last month were 21% higher than in August 1987. Total sales to date rose 4% over 1987.
- ° Despite the sales increase, the average selling price dropped 5% to \$83,181 from \$87,529 the month before. However, the new housing price index still showed an increase to 93.8 in July, up 5% from 1987.



TABLE 1

AUG-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	315	126	0	0	441	7
CAMROSE	1	0	0	0	1	-50
EDMONTON M.A.	321	6	15	0	342	-8
FORT MCMURRAY	2	0	0	0	2	-33
GRANDE PRAIRIE	11	0	0	0	11	-31
LETHBRIDGE	3	0	0	0	3	-88
LLOYDMINSTER(ALTA. PART)	8	0	0	0	8	-43
MEDICINE HAT	0	0	0	0	0	-100
RED DEER	14	0	6	0	20	-70
WETASKIWIN	2	0	0	0	2	-60
OTHER CENTRES **	18	0	0	0	18	-38
TOTAL	695	132	21	0	848	-11

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

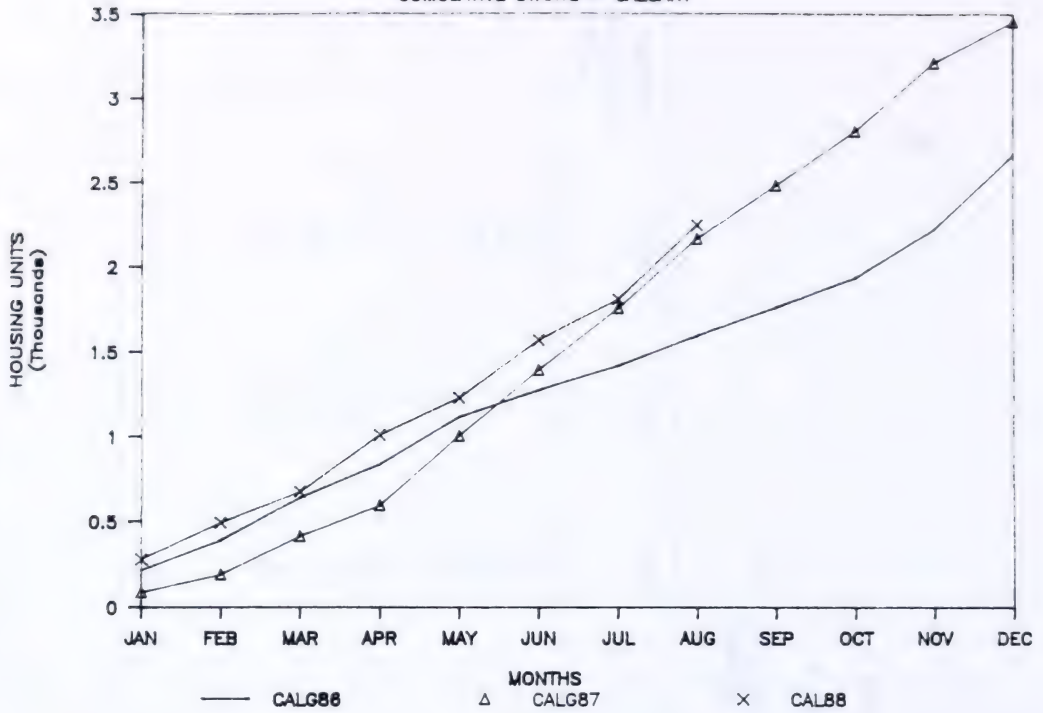


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

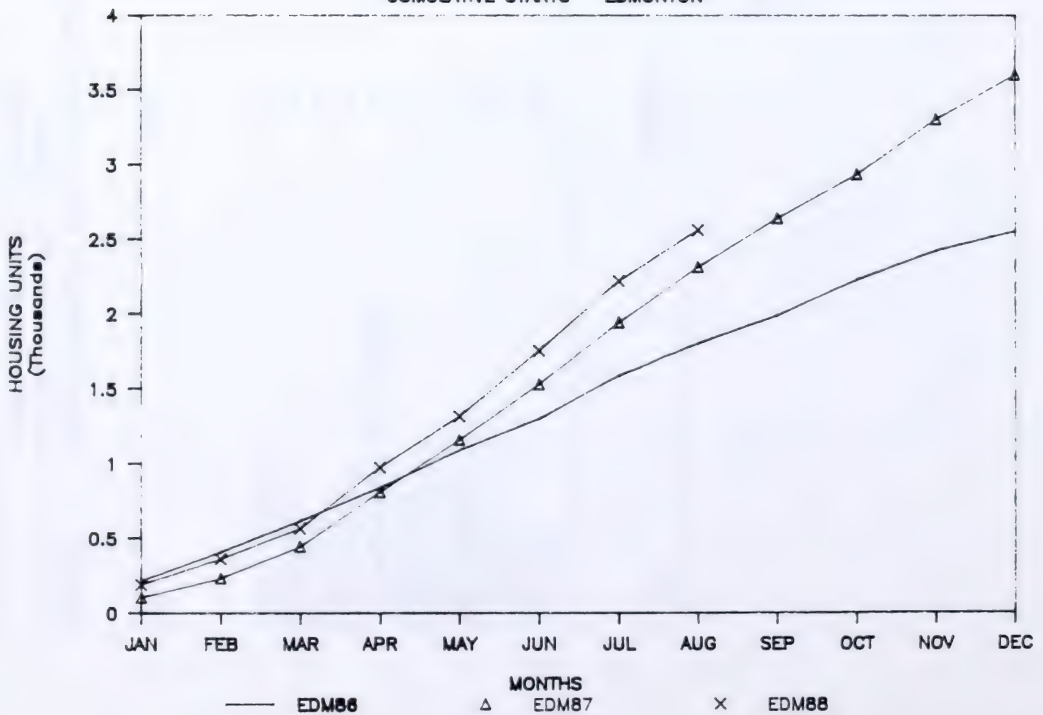


TABLE 2

AUG-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1987	1988	1987	1988	1987	1988	1987	1988	1987	1988
CALGARY	2048	2077	28	150	19	25	88	11	2183	2263
CAMROSE	23	11	0	0	0	4	0	0	23	15
EDMONTON M.A.	2147	2361	38	84	61	100	76	26	2322	2571
FORT MCMURRAY	9	19	0	0	0	0	0	0	9	19
GRANDE PRAIRIE	96	83	10	2	0	0	0	0	106	85
LETHBRIDGE	116	113	6	6	32	0	0	0	154	119
LLOYDMINSTER(ALTA. PART)	33	24	0	0	0	0	0	0	33	24
MEDICINE HAT	122	75	8	6	7	18	4	7	141	106
RED DEER	178	118	2	4	131	99	58	0	369	221
WETASKIWIN	28	23	0	2	0	6	0	0	28	31
OTHER CENTRES **	42	54	0	2	0	0	0	0	42	56
TOTAL	4842	4958	92	256	250	252	226	44	5410	5510
PERCENT CHANGE BY TYPE		2		178		1		-81		2

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

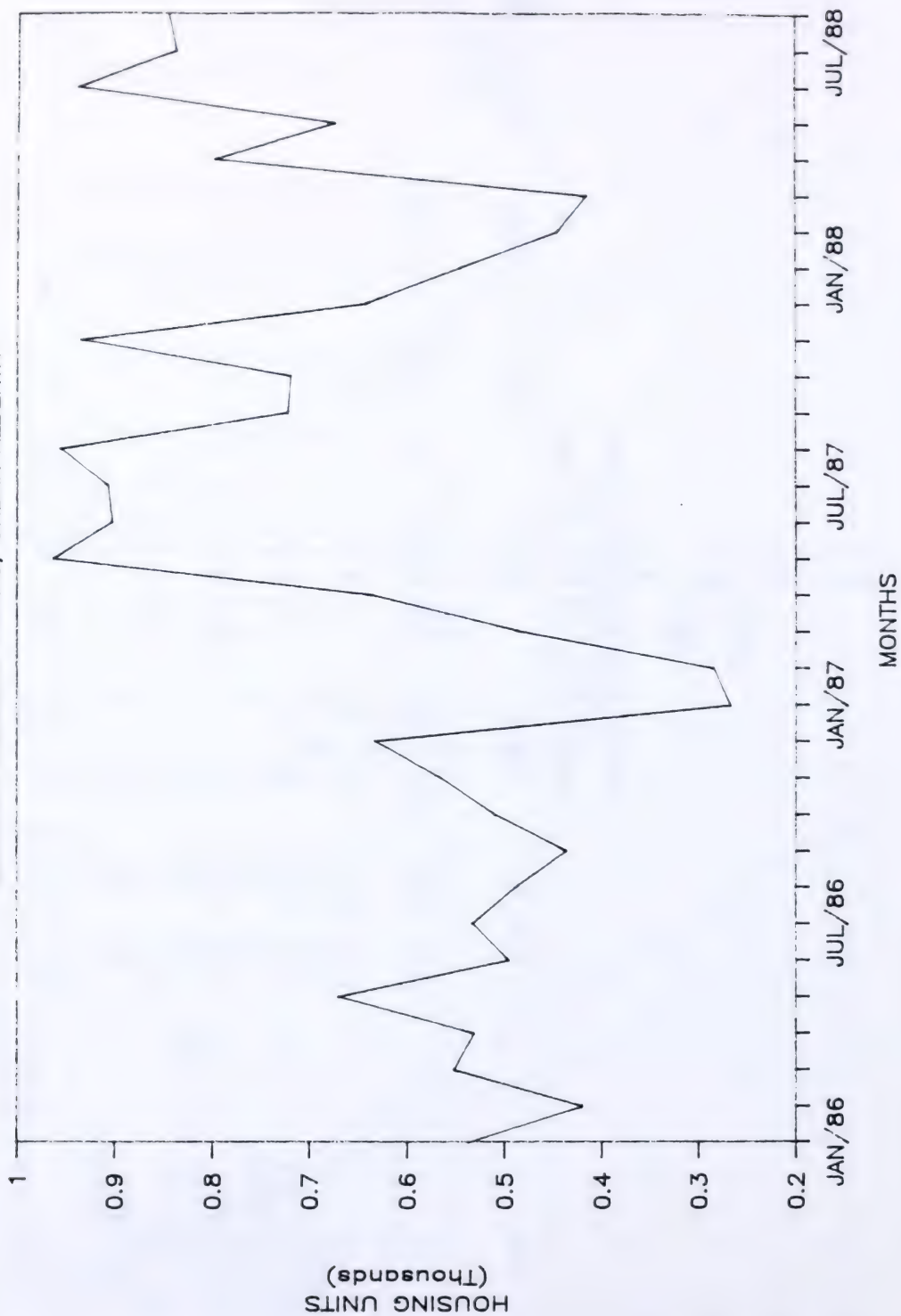


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	447	56
MARCH	485	416	-14
APRIL	639	799	25
MAY	964	675	-30
JUNE	903	940	4
JULY	908	838	-8
AUGUST	957	848	-11
SEPTEMBER	723		
OCTOBER	720		
NOVEMBER	936		
DECEMBER	643		
TOTAL	8432	5510	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

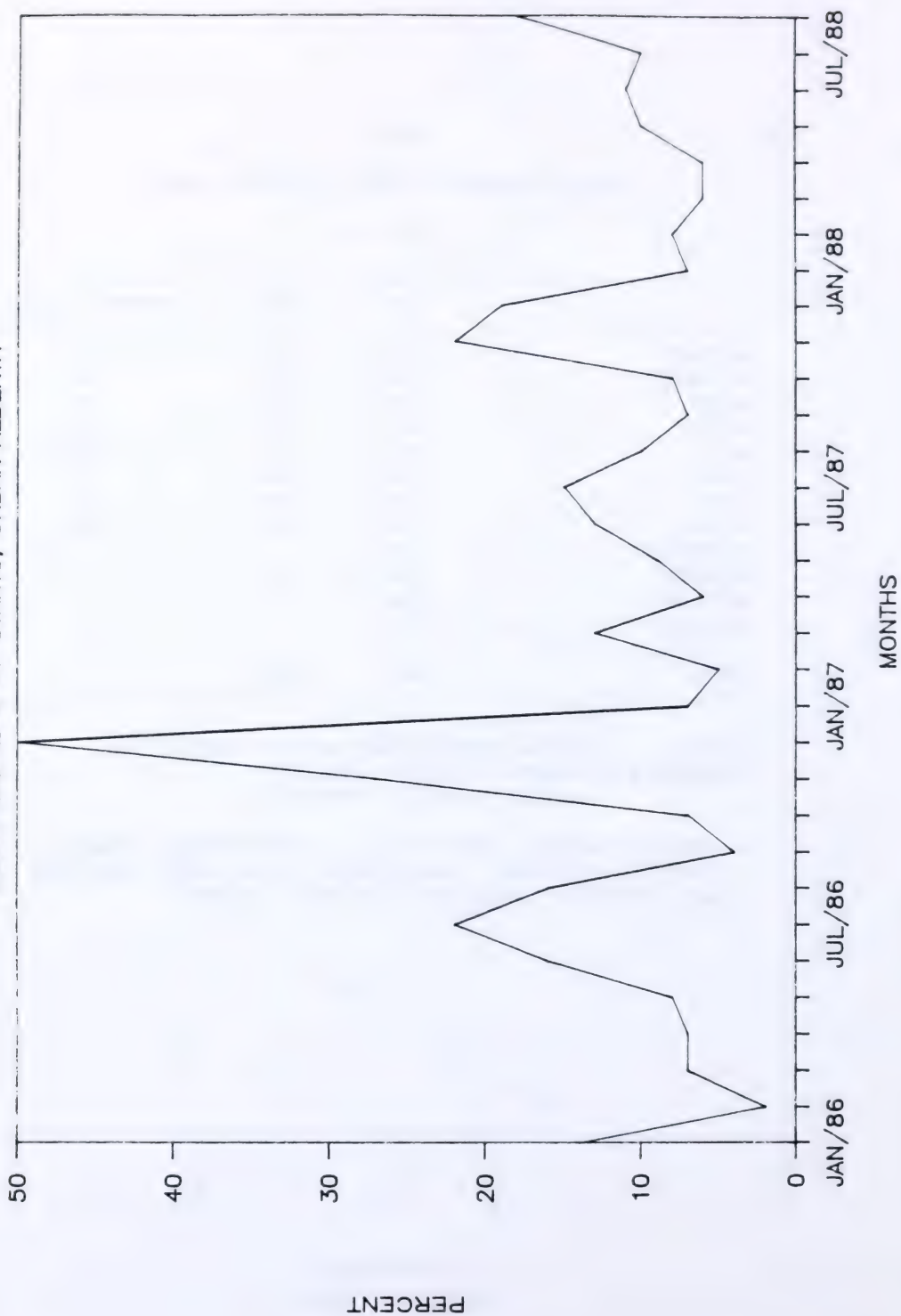


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	848	695	153	18
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	5510	4958	552	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

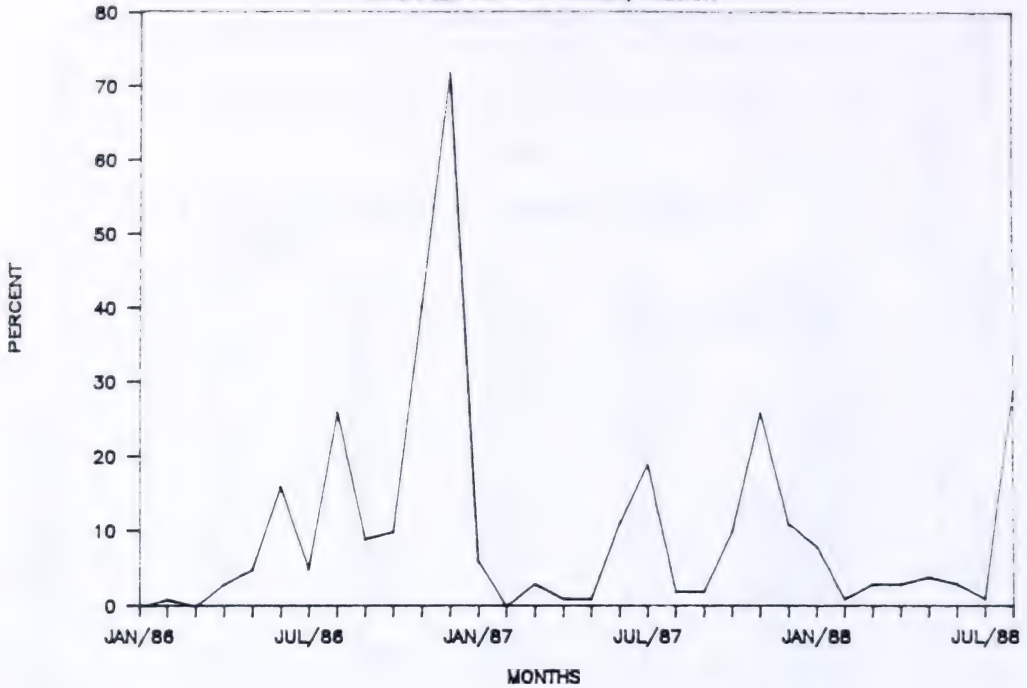


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

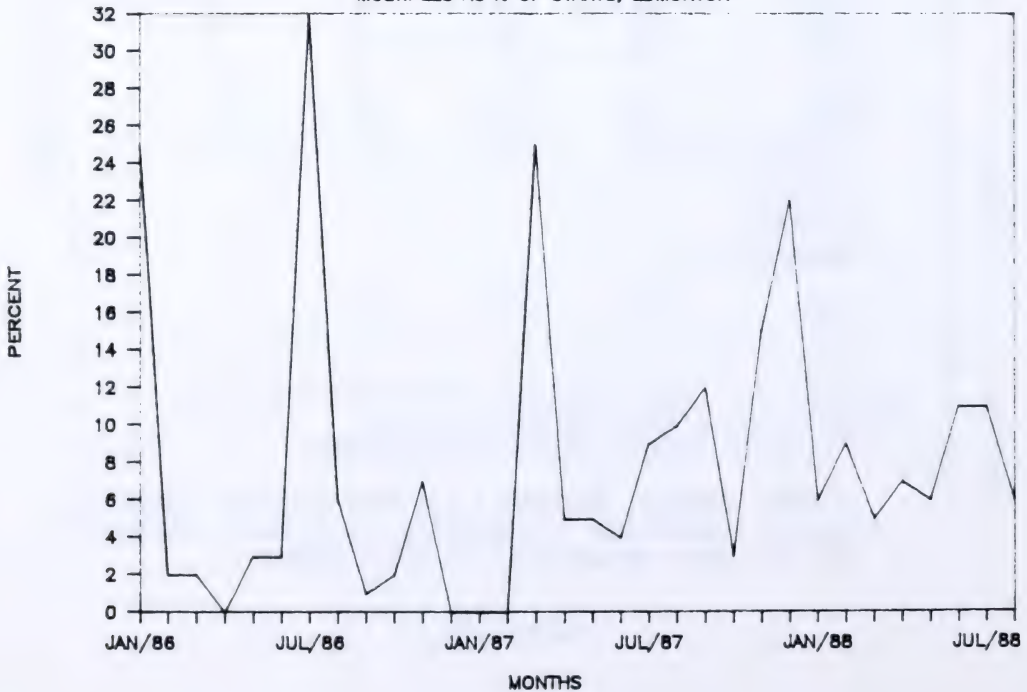


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987							EDMONTON(METRO)						
CALGARY													
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	
JANUARY	97	91	6	6	JANUARY	113	113	113	0	0	0	0	
FEBRUARY	104	104	0	0	FEBRUARY	130	130	130	0	0	0	0	
MARCH	223	217	6	3	MARCH	210	158	210	52	25	52	25	
APRIL	182	180	2	1	APRIL	366	349	366	17	5	17	5	
MAY	408	404	4	1	MAY	350	334	350	16	5	16	5	
JUNE	389	348	41	11	JUNE	371	355	371	16	4	16	4	
JULY	367	299	68	19	JULY	410	374	410	36	9	36	9	
AUGUST	413	405	8	2	AUGUST	372	334	372	38	10	38	10	
SEPTEMBER	317	311	6	2	SEPTEMBER	327	289	327	38	12	38	12	
OCTOBER	320	288	32	10	OCTOBER	292	282	292	10	3	10	3	
NOVEMBER	404	300	104	26	NOVEMBER	368	314	368	54	15	54	15	
DECEMBER	242	215	27	11	DECEMBER	299	233	299	66	22	66	22	
TOTAL	3466	3162	304	9	TOTAL	3608	3265	3608	343	10	343	10	
1988							EDMONTON(METRO)						
CALGARY													
JANUARY	290	268	22	8	JANUARY	200	188	200	12	6	12	6	
FEBRUARY	214	212	2	1	FEBRUARY	174	159	174	15	9	15	9	
MARCH	183	177	6	3	MARCH	201	190	201	11	5	11	5	
APRIL	334	325	9	3	APRIL	409	379	409	30	7	30	7	
MAY	217	209	8	4	MAY	342	320	342	22	6	22	6	
JUNE	343	332	11	3	JUNE	437	389	437	48	11	48	11	
JULY	241	239	2	1	JULY	466	415	466	51	11	51	11	
AUGUST	441	315	126	29	AUGUST	342	321	342	21	6	21	6	
SEPTEMBER					SEPTEMBER								
OCTOBER					OCTOBER								
NOVEMBER					NOVEMBER								
DECEMBER					DECEMBER								
TOTAL	2263	2077	186		TOTAL	2571	2361	2571	210		210		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

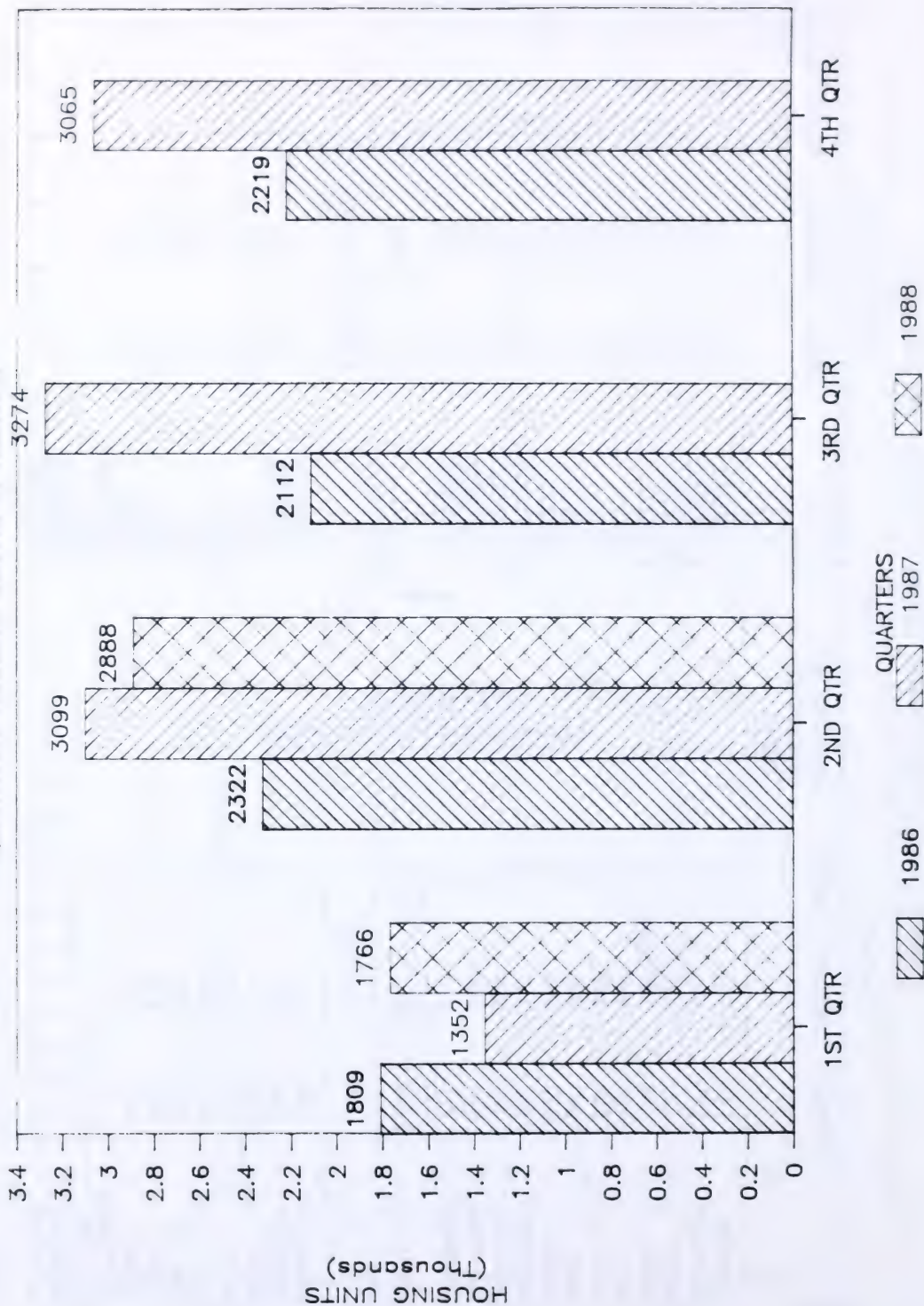


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1987 - 1988

	1987	1988	PERCENT CHANGE
FIRST QUARTER	1352	1766	31
SECOND QUARTER	3099	2888	-7
THIRD QUARTER	3274		
FOURTH QUARTER	3065		
TOTAL	10790	4654	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

TABLE 7

AUG-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	184	0	0	0	184	44
CAMROSE	1	0	0	0	1	-50
EDMONTON M.A.	232	2	3	0	237	21
FORT MCMURRAY	3	0	0	0	3	200
GRANDE PRAIRIE	22	0	0	0	22	340
LETHBRIDGE	25	2	0	0	27	-4
LLOYDMINSTER(ALTA. PART)	7	0	0	0	7	600
MEDICINE HAT	10	0	43	12	65	117
RED DEER	9	2	3	0	14	-39
WETASKIWIN	3	0	0	0	3	-40
OTHER CENTRES **	5	0	0	0	5	-17
TOTAL	501	6	49	12	568	22

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

AUG-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1426	208	64	15	1713	-5
CAMROSE	6	0	4	0	10	11
EDMONTON M.A.	1321	52	90	26	1489	9
FORT MCMURRAY	16	0	0	0	16	100
GRANDE PRAIRIE	38	2	0	0	40	-41
LETHBRIDGE	54	6	0	0	60	-48
LLOYDMINSTER (ALTA. PART)	11	0	0	0	11	-58
MEDICINE HAT	36	4	0	0	40	-49
RED DEER	56	0	80	0	136	-35
WETASKIWIN	12	0	0	0	12	-20
OTHER CENTRES **	38	0	0	0	38	41
TOTAL	3014	272	238	41	3565	-4

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

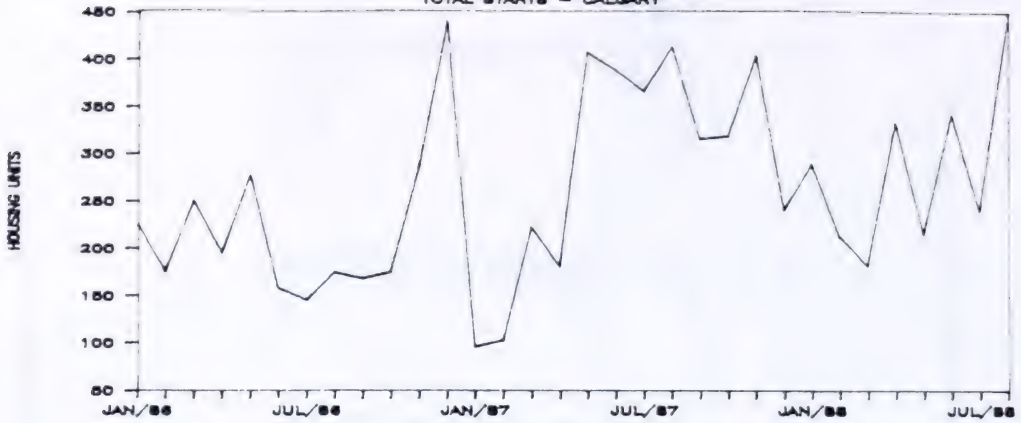


FIGURE 6B
COMPLETIONS - CALGARY

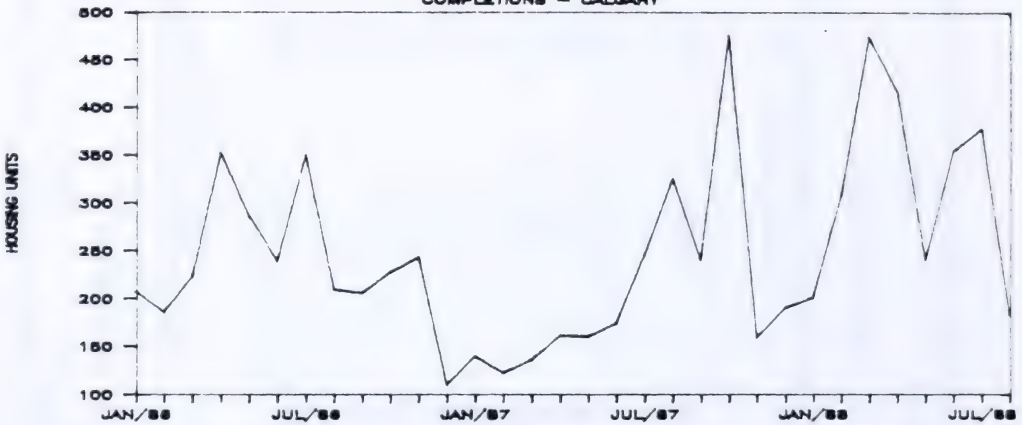


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

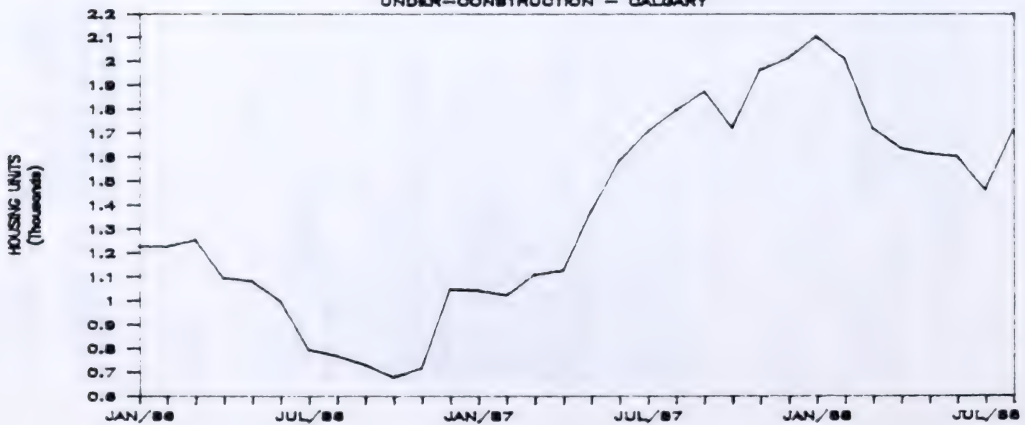


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1987			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
1988			
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	441	184	1713
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

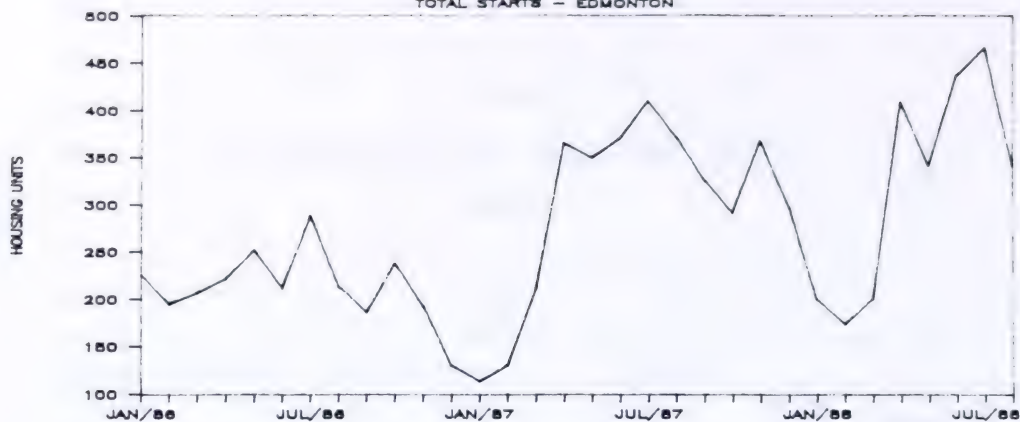


FIGURE 7B
COMPLETIONS - EDMONTON

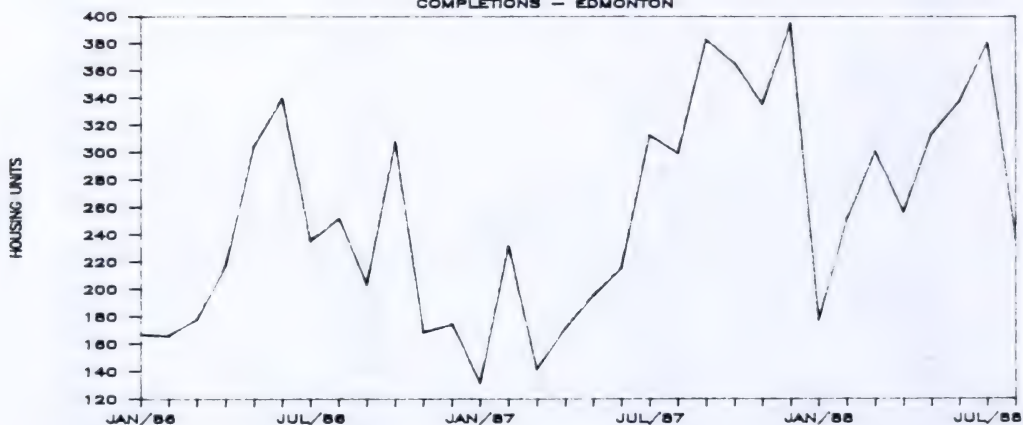


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

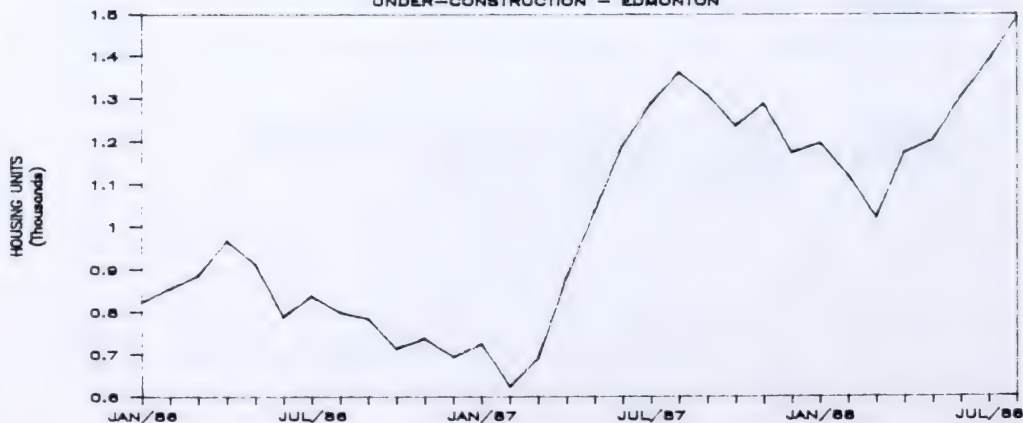


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1987			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172
1988			
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	342	237	1489
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED — EDMONTON

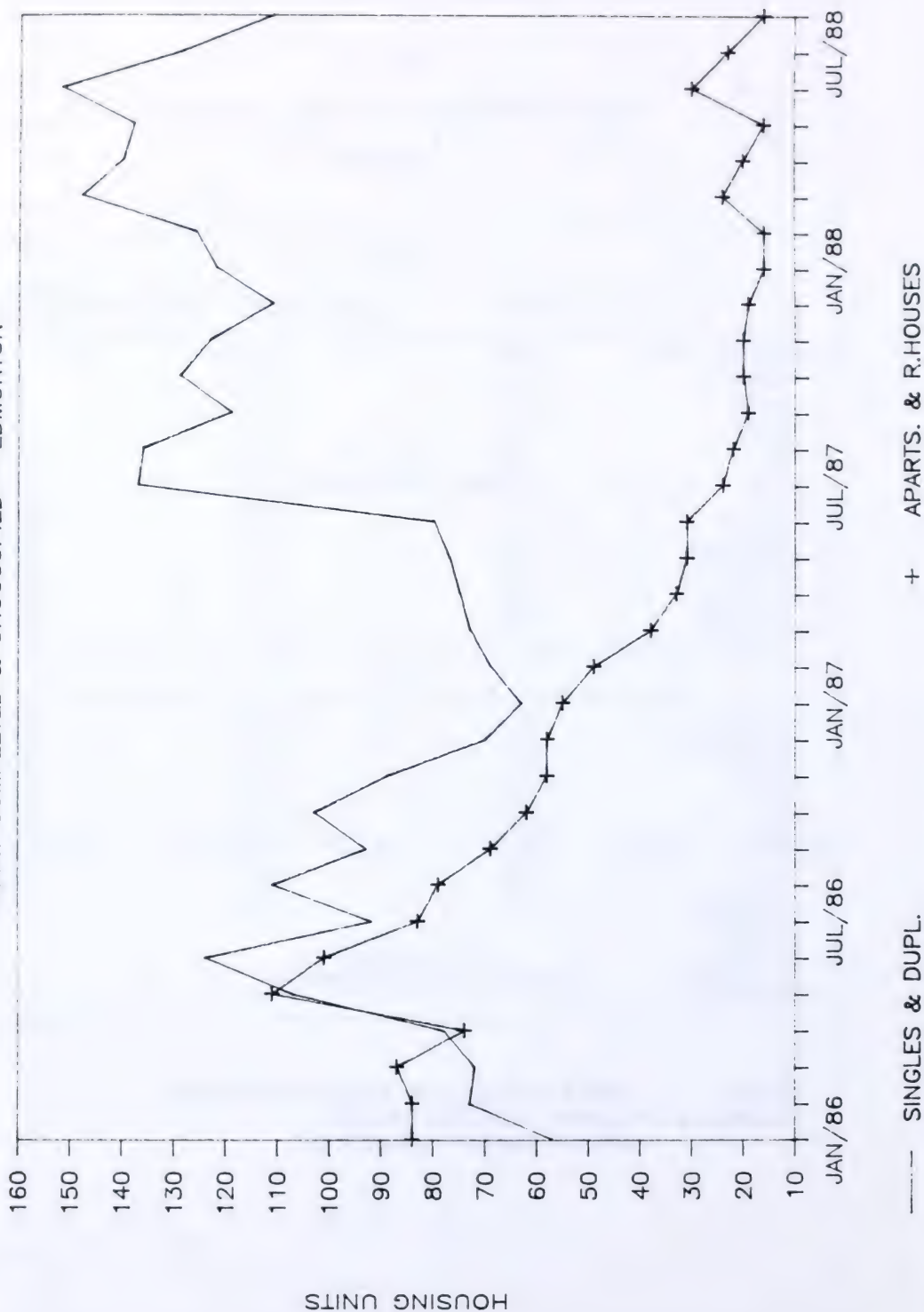


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9
NEWLY COMPLETED & UNOCCUPIED -- CALGARY

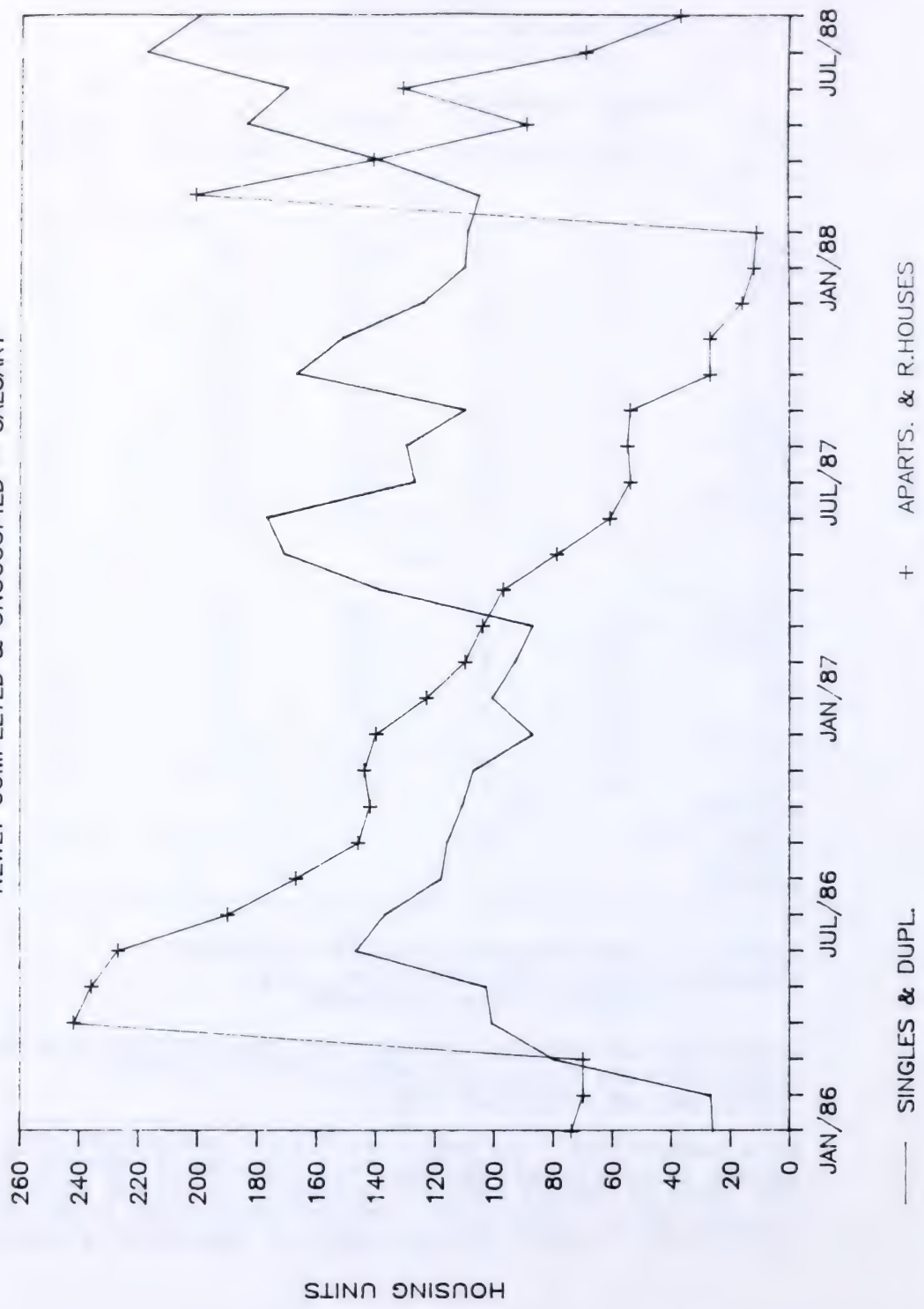


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	184	50
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

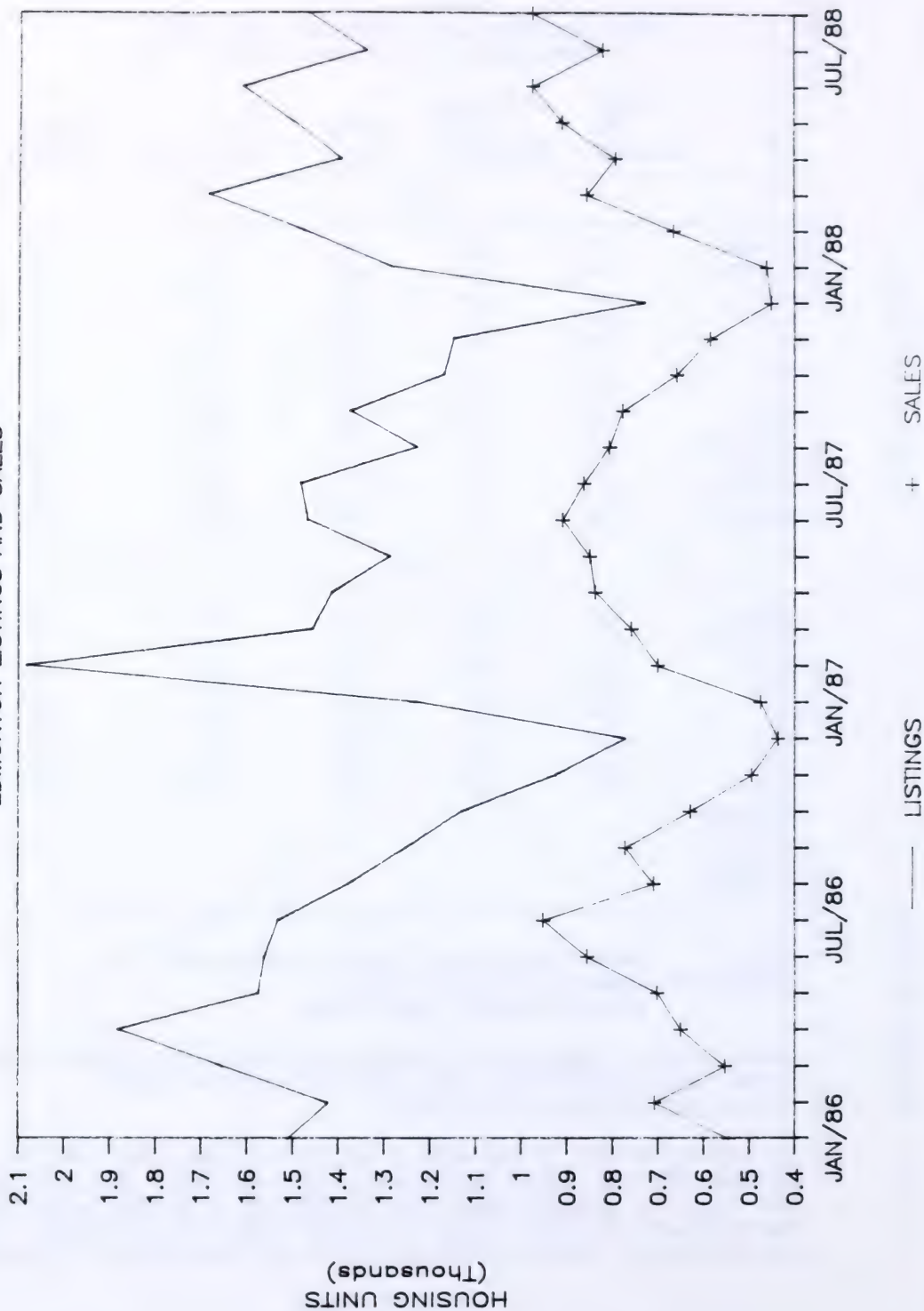


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1987				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118

1988				

JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	87529
AUGUST	1472	979	.67	83181
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
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 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

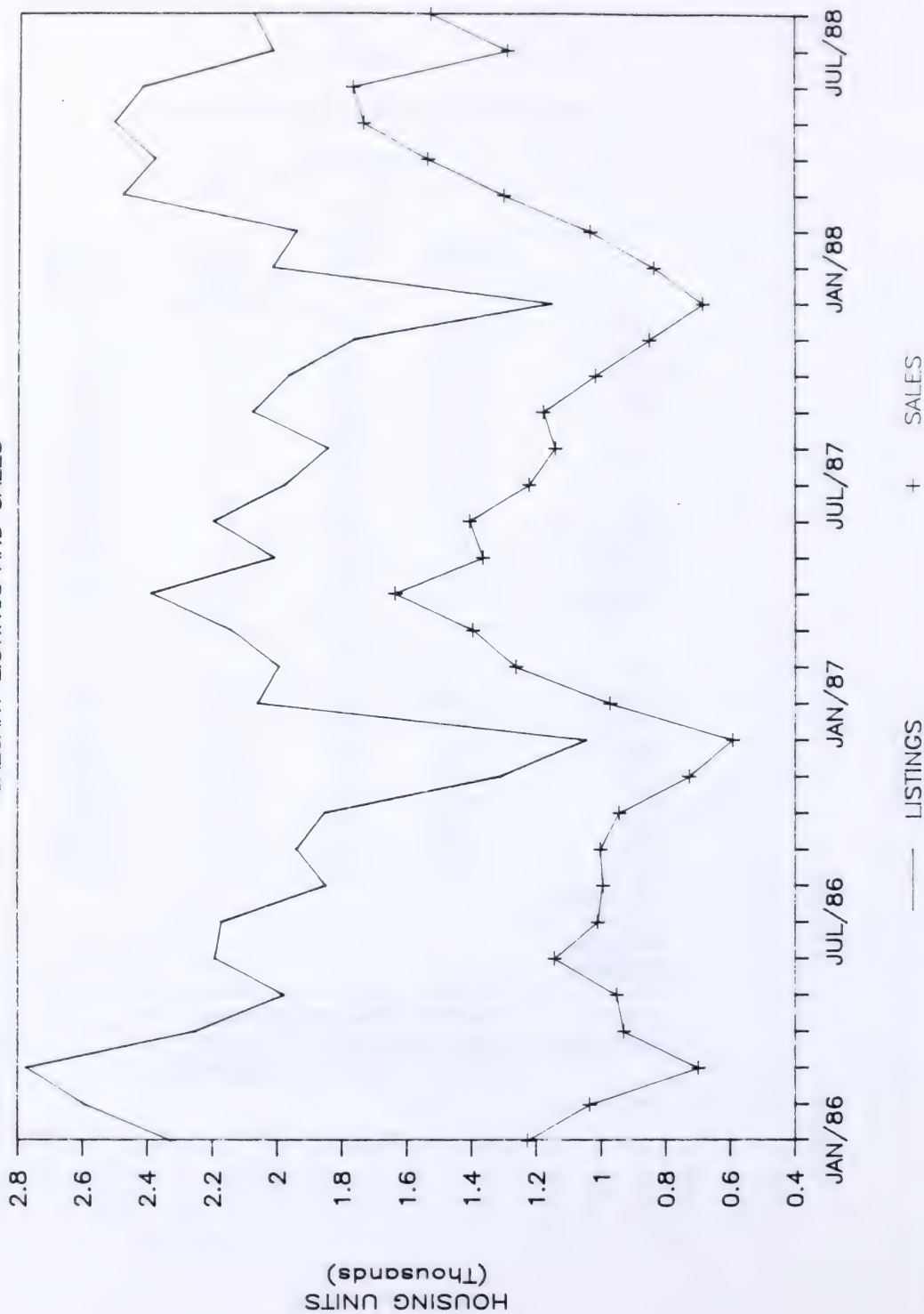


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				
1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585
1988				
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				



FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

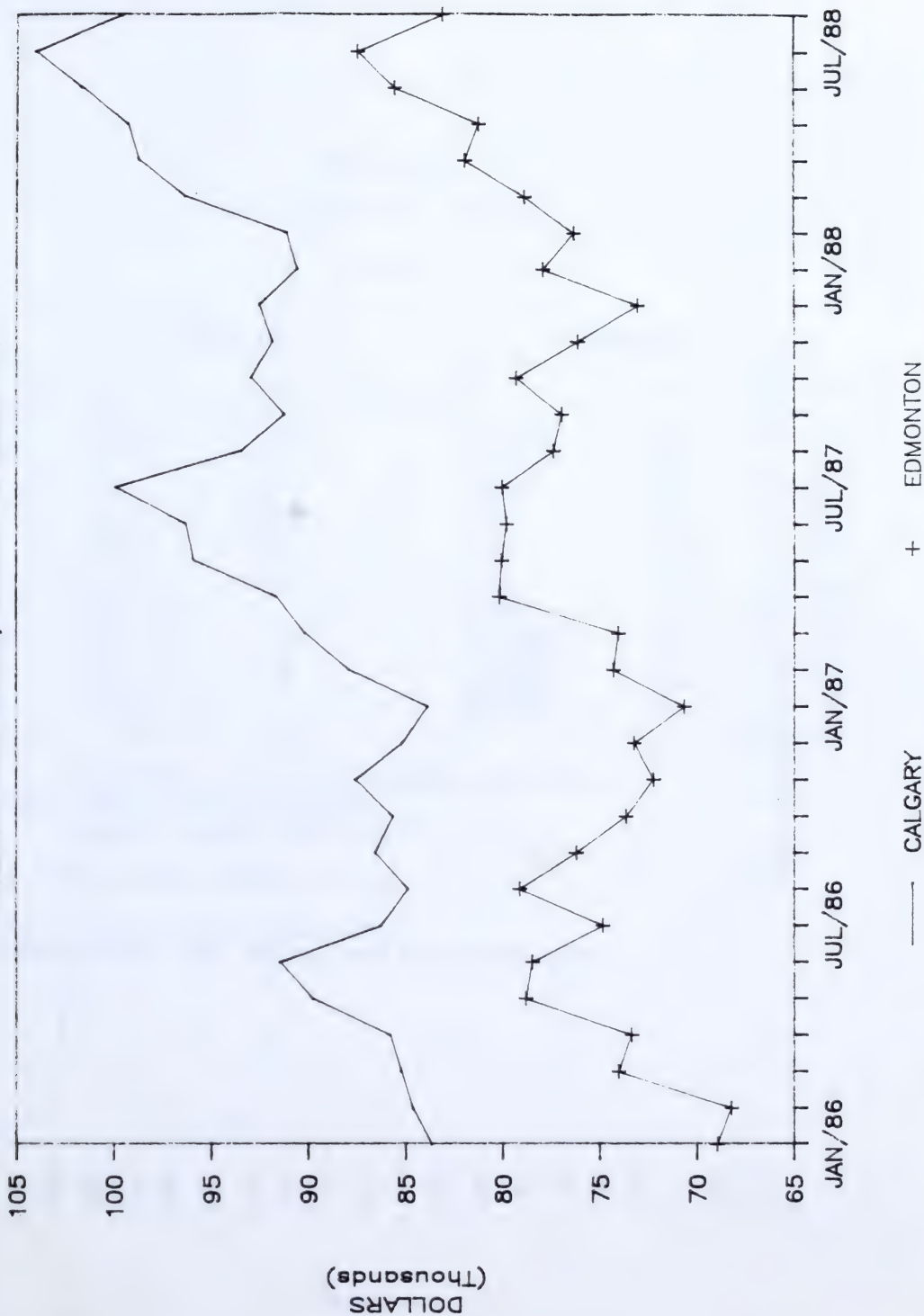


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

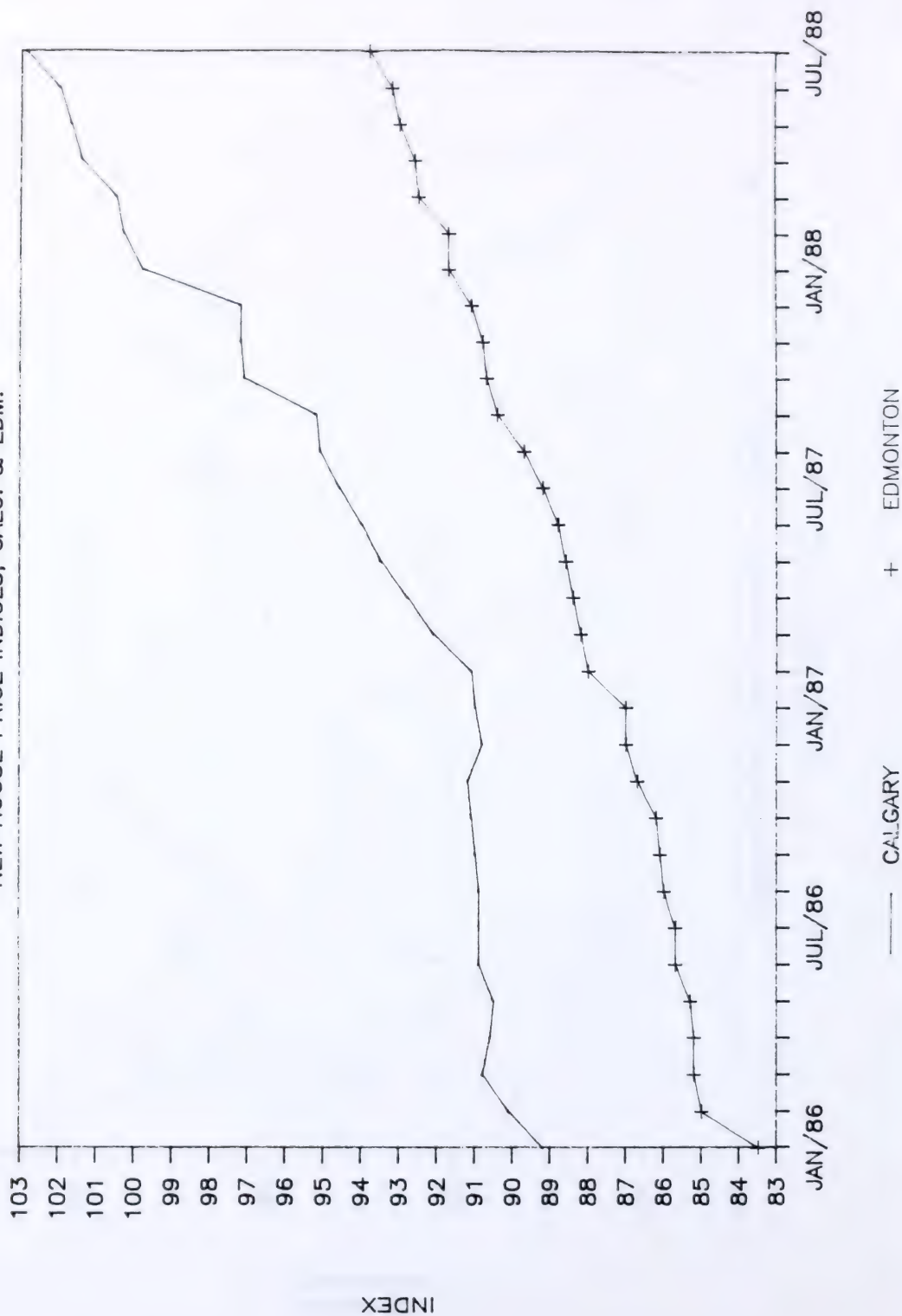


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1	100.5	MARCH	88.2	92.5
APRIL	92.8	101.4	APRIL	88.4	92.6
MAY	93.5	101.7	MAY	88.6	93.0
JUNE	94.0	101.7	JUNE	88.8	93.0
JULY	94.6	102.9	JULY	89.2	93.8
AUGUST	95.1		AUGUST	89.7	
SEPTEMBER	95.2		SEPTEMBER	90.4	
OCTOBER	97.1		OCTOBER	90.7	
NOVEMBER	97.2		NOVEMBER	90.8	
DECEMBER	97.2		DECEMBER	91.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
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*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



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10/25/88
NOV - 7 1988

RESIDENTIAL CONSTRUCTION IN ALBERTA

SEPTEMBER 1988

Alberta
MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

ITALIANA INTERNAZIONALE ITALIANA

1971-1972

ITALIANA
INTERNAZIONALE
ITALIANA

RESIDENTIAL CONSTRUCTION

IN ALBERTA

SEPTEMBER 1988

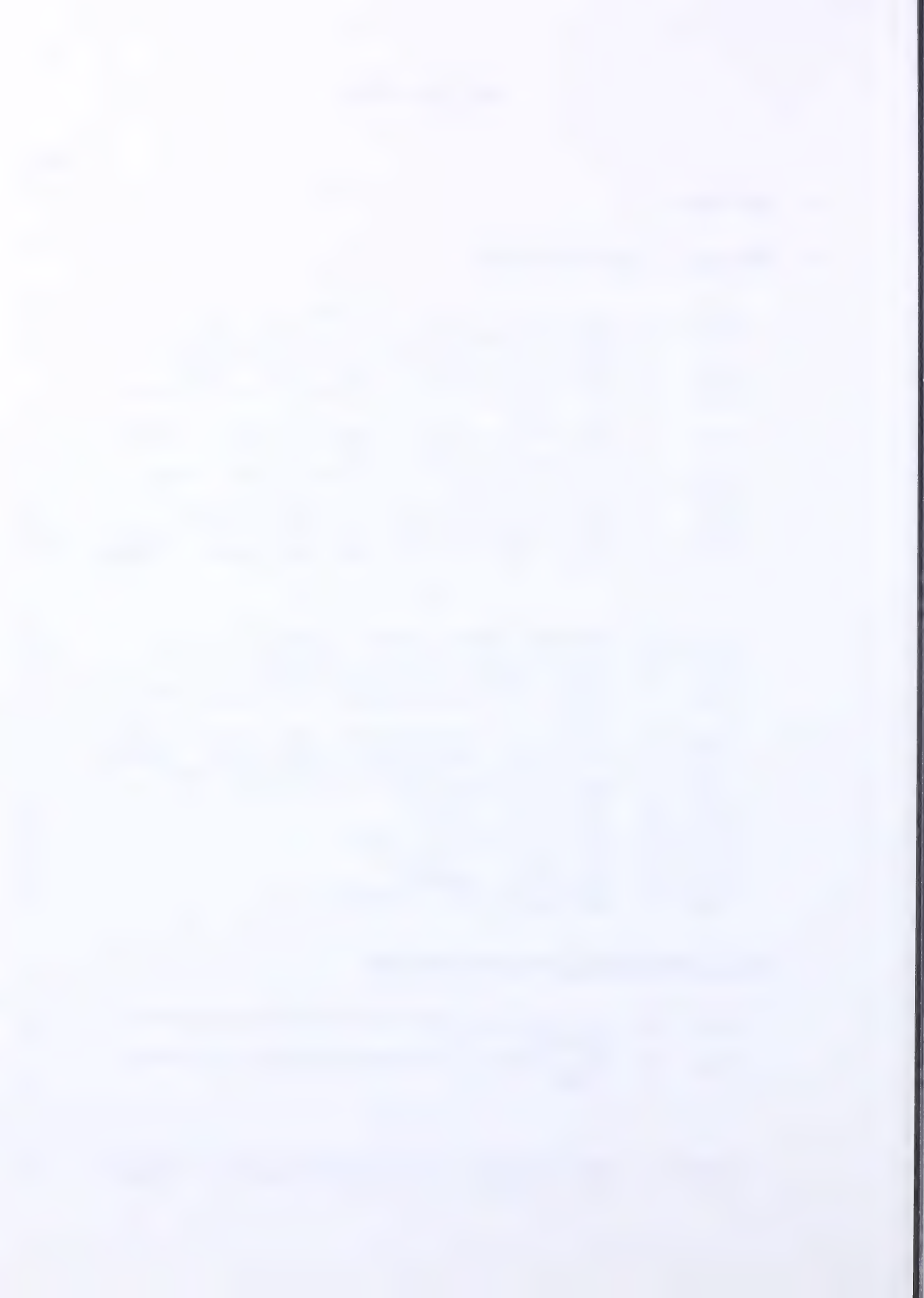
ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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* * * *

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* * * *

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HIGHLIGHTS

Alberta

- ° In the third quarter, housing starts recovered significantly to 3,499 units, up 7% from 3,274 for 1987, bringing the total for the first three quarters of 1988 to a level of 8,153, 6% greater than 1987 levels (7,725).

Urban Alberta

- ° Housing starts reached a record high of 1,060 units in September, the highest monthly level since June of 1983. This represents a 47% increase from the 723 units posted the same month last year.
- ° Total starts to date also increased by 7% to 6,569 units from 6,133 a year ago.
- ° The increase, however, was not broadly based. Only Calgary and Edmonton among the major centres recorded increases in housing starts for the first nine months of this year.
- ° Housing under construction in September continued to increase to 3,655 units (2,980 singles and 675 multiples) from 3,564 the month before, but still 1% behind last year's level.

Calgary

- ° After a sharp increase in August, Calgary's housing starts fell 10% to 396 units in September, but increased 25% compared to the same period last year.
- ° Total starts for the year (2,657) were up 6% over the previous year, mainly due to increases in multiple family units.



- ° Housing under construction declined marginally to 1,700 units from 1,705 the month before. Inventory of newly completed and unoccupied units also decreased to only 155 units while the rate of absorption reached an all-time high to 76% in September.
- ° The resale housing market activity remained fairly strong for September with 1,214 units sold, 3% higher than for the same month last year.
- ° The average selling price increased from \$99,602 in August to \$101,425 in September, an increase of 11% over September 1987. The new housing price index also showed an increase to 103.8 in August, up 9% over August 1987.

Edmonton

- ° Edmonton's starts improved sharply last month to 527 units, a jump of 61% over September 1987. Multiples accounted for 39% (204 units) of the total.
- ° Total starts to date also increased 17% compared to the same period 1987 to 3,099 units. Single family units rose by 10% while multiples jumped by 94%.
- ° Housing under construction trended sharply upward to 1,543 units in September, a reflection of the sharp increase in starts. Inventory of newly completed and unoccupied housing also increased to 476 units from 237 in August.
- ° In the resale housing market, the number of houses sold rose 5% over September 1987 to 818 units.
- ° The average selling price in September was \$82,881, little change from the previous month, but 8% higher than the September 1987 average price. The new housing price index showed a 1% increase to 94.6 in August, up 5% over August 1987.



TABLE 1

SEP-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	368	28	0	0	396	25
CAMROSE	3	0	0	0	3	-50
EDMONTON M.A.	323	2	28	174	527	61
FORT MCMURRAY	8	0	0	0	8	300
GRANDE PRAIRIE	25	0	0	0	25	56
LETHBRIDGE	19	0	0	0	19	90
LLOYDMINSTER(ALTA. PART)	6	0	0	0	6	50
MEDICINE HAT	16	0	0	0	16	129
RED DEER	29	2	0	0	31	15
WETASKIWIN	3	0	0	0	3	-50
OTHER CENTRES **	26	0	0	0	26	2500
TOTAL	826	32	28	174	1060	47

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

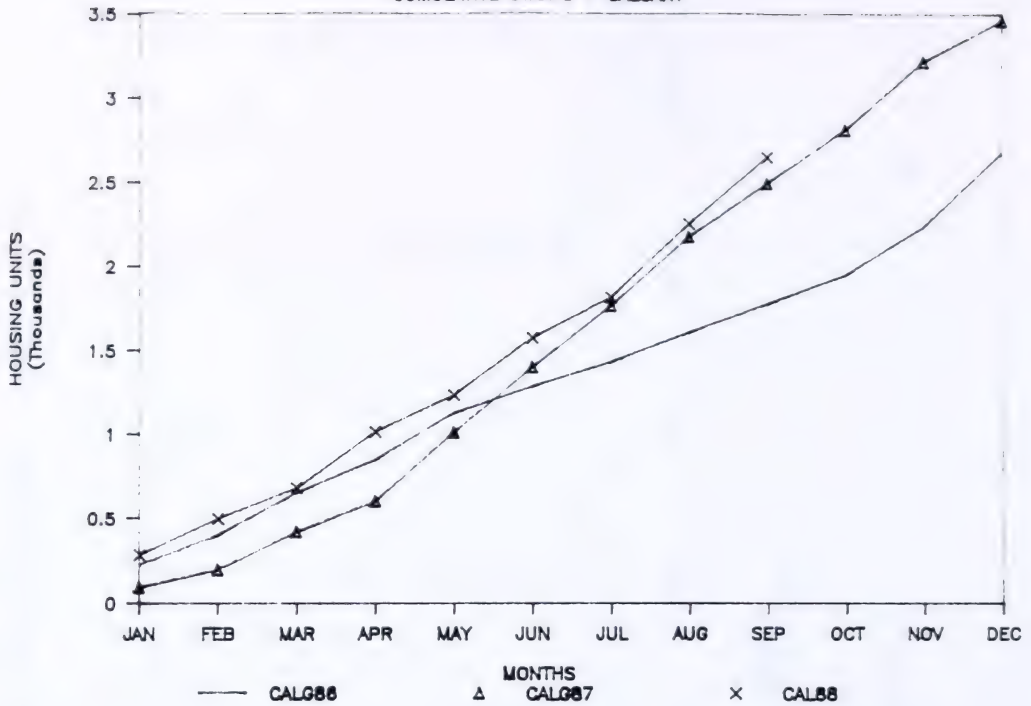


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

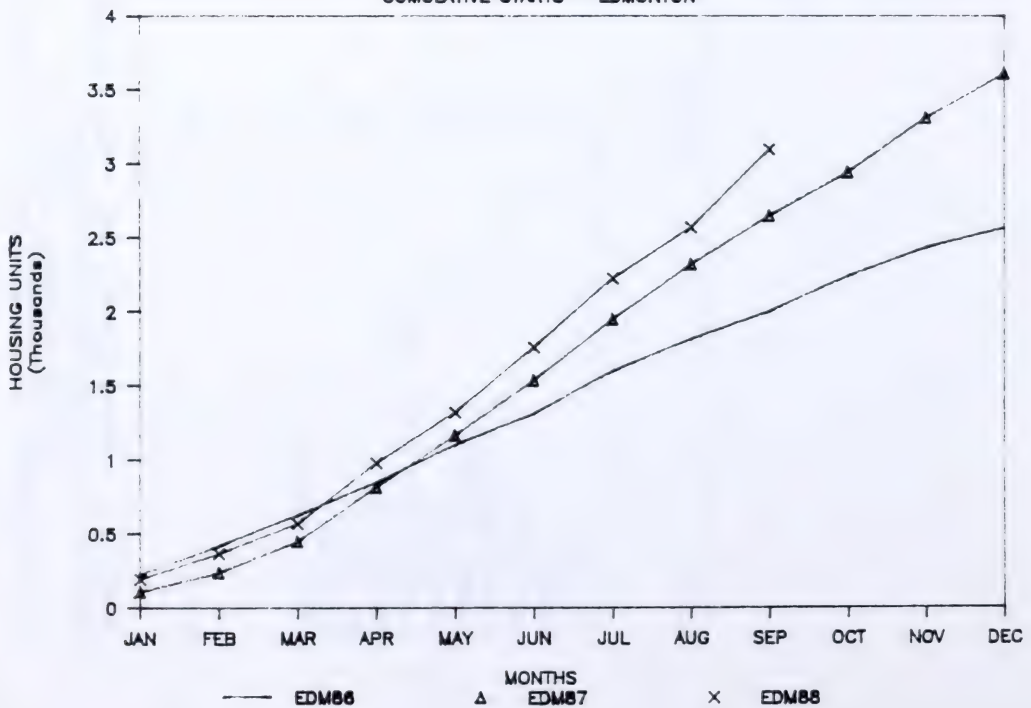


TABLE 2

SEP-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1987	1988	1987	1988	1987	1988	1987	1988	1987	1988	1987	1988
CALGARY	2359	2443	34	178	19	25	88	11	2500	2657	6	
CAMROSE	29	14	0	0	0	4	0	0	29	18	-38	
EDMONTON M.A.	2436	2685	72	86	65	128	76	200	2649	3099	17	
FORT MCMURRAY	11	27	0	0	0	0	0	0	11	27	145	
GRANDE PRAIRIE	112	108	10	2	0	0	0	0	122	110	-10	
LETHBRIDGE	126	132	6	6	32	0	0	0	164	138	-16	
LLOYDMINSTER (ALTA. PART)	37	30	0	0	0	0	0	0	37	30	-19	
MEDICINE HAT	129	91	8	6	7	18	4	7	148	122	-18	
RED DEER	198	147	4	6	136	99	58	0	396	252	-36	
WETASKIWIN	34	26	0	2	0	6	0	0	34	34	0	
OTHER CENTRES **	43	80	0	2	0	0	0	0	43	82	91	
TOTAL	5514	5783	134	288	259	280	226	218	6133	6569	7	
PERCENT CHANGE BY TYPE		5		115		8		-4		7		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

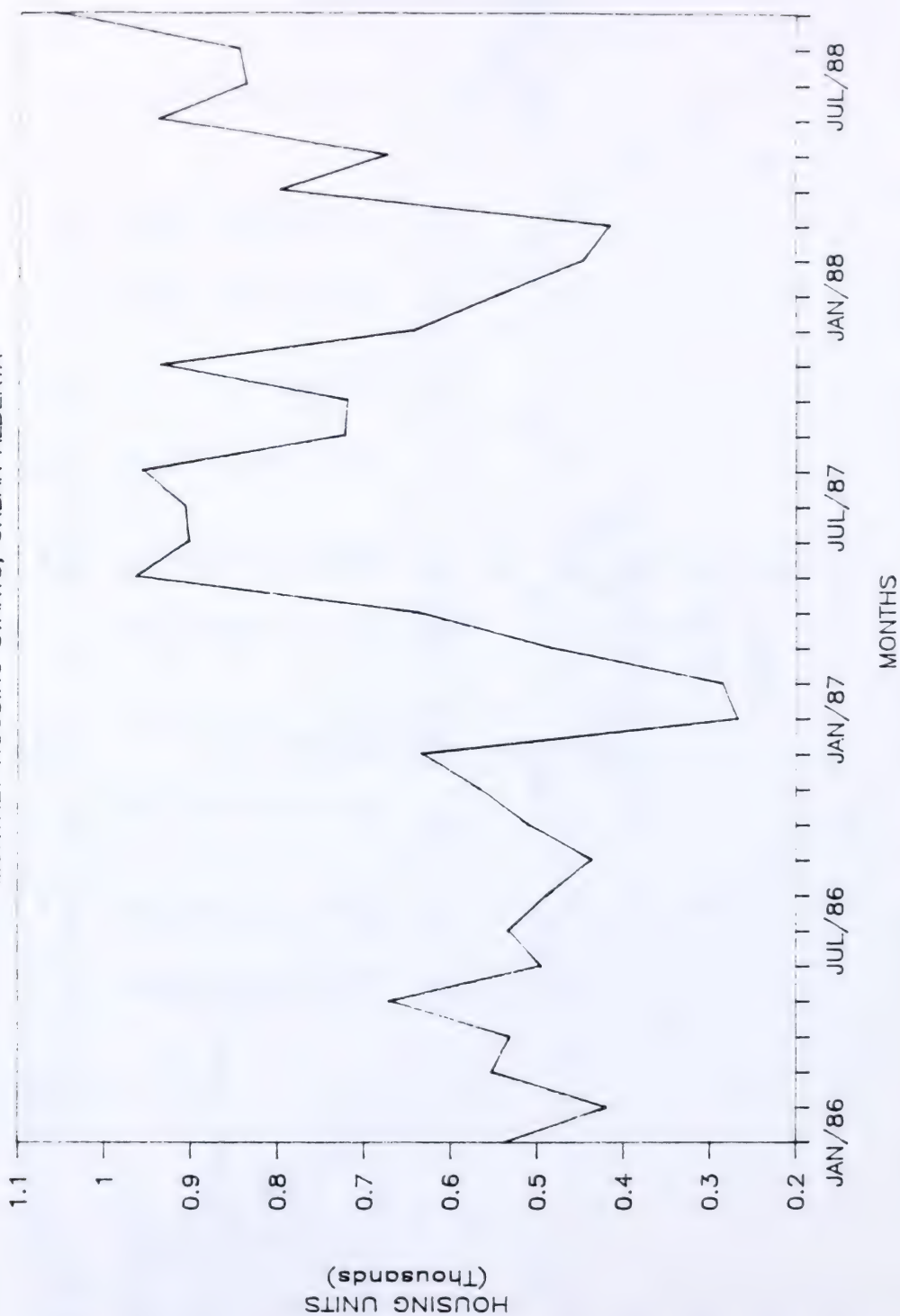


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	447	56
MARCH	485	416	-14
APRIL	639	799	25
MAY	964	675	-30
JUNE	903	940	4
JULY	908	838	-8
AUGUST	957	847	-11
SEPTEMBER	723	1060	47
OCTOBER	720		
NOVEMBER	936		
DECEMBER	643		
TOTAL	8432	6569	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

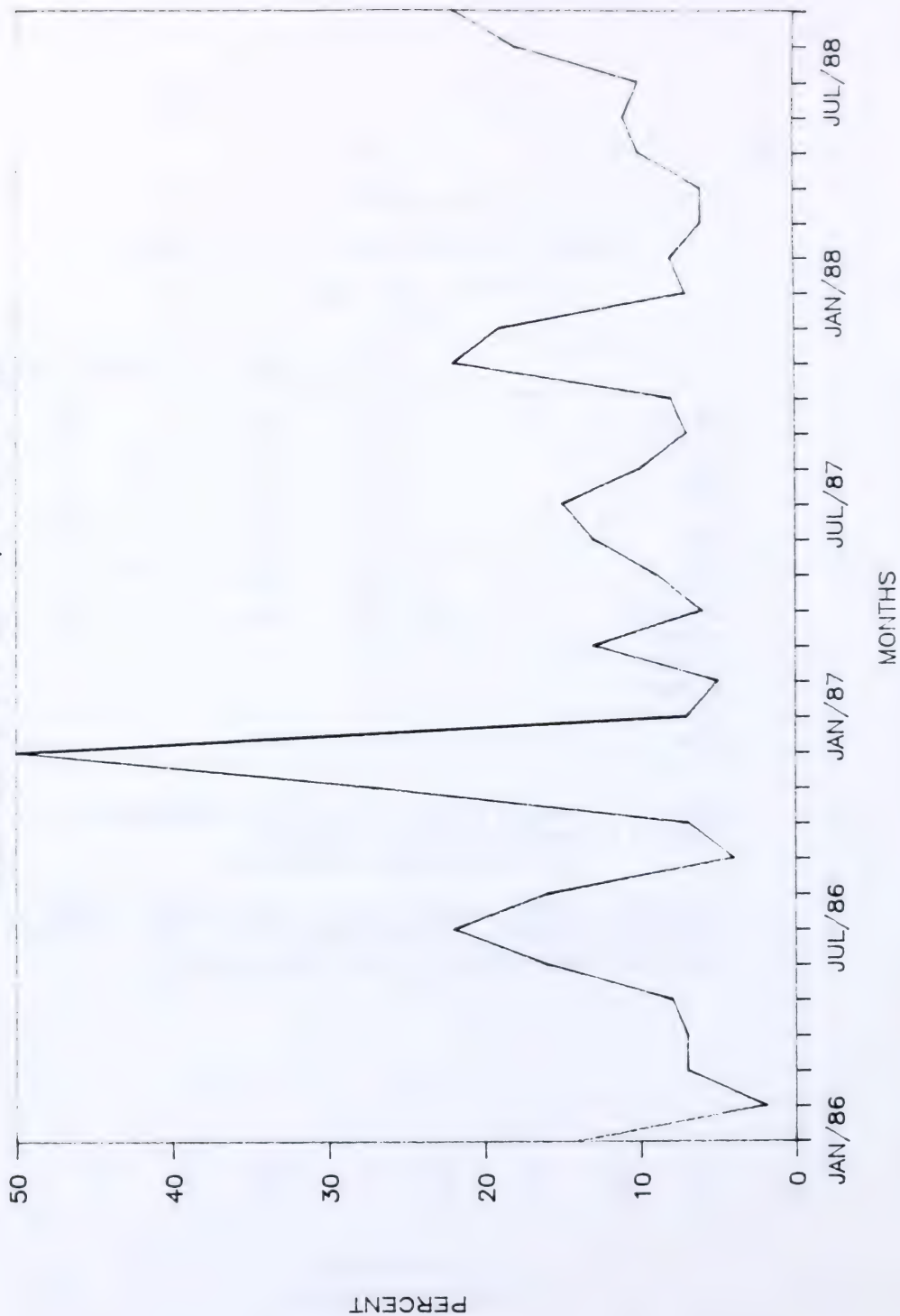


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	6569	5783	786	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

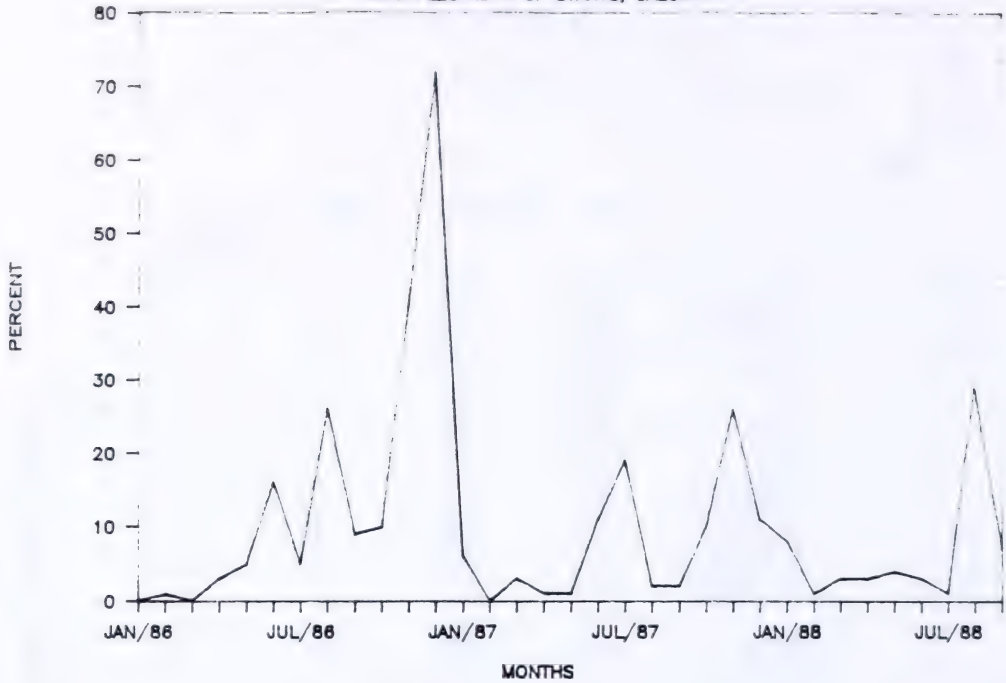


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

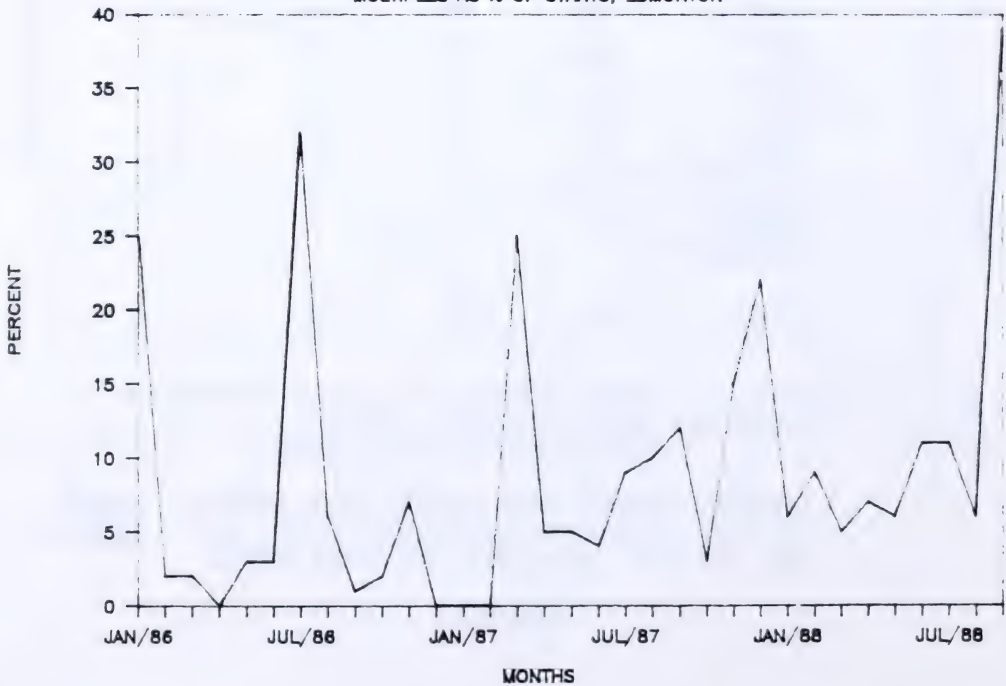


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987						EDMONTON(METRO)					
CALGARY			1988			CALGARY			EDMONTON(METRO)		
TOTAL	SINGLES	MULTI	TOTAL	SINGLES	MULTI	TOTAL	SINGLES	MULTI	TOTAL	SINGLES	MULTI
			PERCENT OF TOTAL						PERCENT OF TOTAL		
JANUARY	97	91	6	JANUARY	113	113	0	0	JANUARY	113	0
FEBRUARY	104	104	0	FEBRUARY	130	130	0	0	FEBRUARY	130	0
MARCH	223	217	3	MARCH	210	210	52	25	MARCH	158	52
APRIL	182	180	1	APRIL	366	366	17	5	APRIL	349	17
MAY	408	404	1	MAY	350	350	16	5	MAY	334	16
JUNE	389	348	11	JUNE	371	371	16	4	JUNE	355	16
JULY	367	299	19	JULY	410	410	9	9	JULY	374	36
AUGUST	413	405	2	AUGUST	372	372	38	10	AUGUST	334	38
SEPTEMBER	317	311	2	SEPTEMBER	327	327	38	12	SEPTEMBER	289	38
OCTOBER	320	288	10	OCTOBER	292	292	10	3	OCTOBER	282	10
NOVEMBER	404	300	26	NOVEMBER	368	368	54	15	NOVEMBER	314	54
DECEMBER	242	215	11	DECEMBER	299	299	66	22	DECEMBER	233	66
TOTAL	3466	3162	9	TOTAL	3608	3608	343	10	TOTAL	3265	343
1988			1989			1990			1991		
JANUARY	290	268	8	JANUARY	200	200	188	12	JANUARY	188	12
FEBRUARY	214	212	1	FEBRUARY	174	174	159	15	FEBRUARY	159	15
MARCH	183	177	3	MARCH	201	201	190	11	MARCH	190	11
APRIL	334	325	3	APRIL	409	409	379	30	APRIL	379	30
MAY	217	209	4	MAY	342	342	320	22	MAY	320	22
JUNE	343	332	3	JUNE	437	437	389	48	JUNE	389	48
JULY	241	239	1	JULY	466	466	415	51	JULY	415	51
AUGUST	439	313	29	AUGUST	343	343	322	21	AUGUST	322	21
SEPTEMBER	396	368	7	SEPTEMBER	527	527	323	204	SEPTEMBER	323	204
OCTOBER				OCTOBER					OCTOBER		
NOVEMBER				NOVEMBER					NOVEMBER		
DECEMBER				DECEMBER					DECEMBER		
TOTAL	2657	2443	214	TOTAL	3099	3099	2685	414	TOTAL	2685	414

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

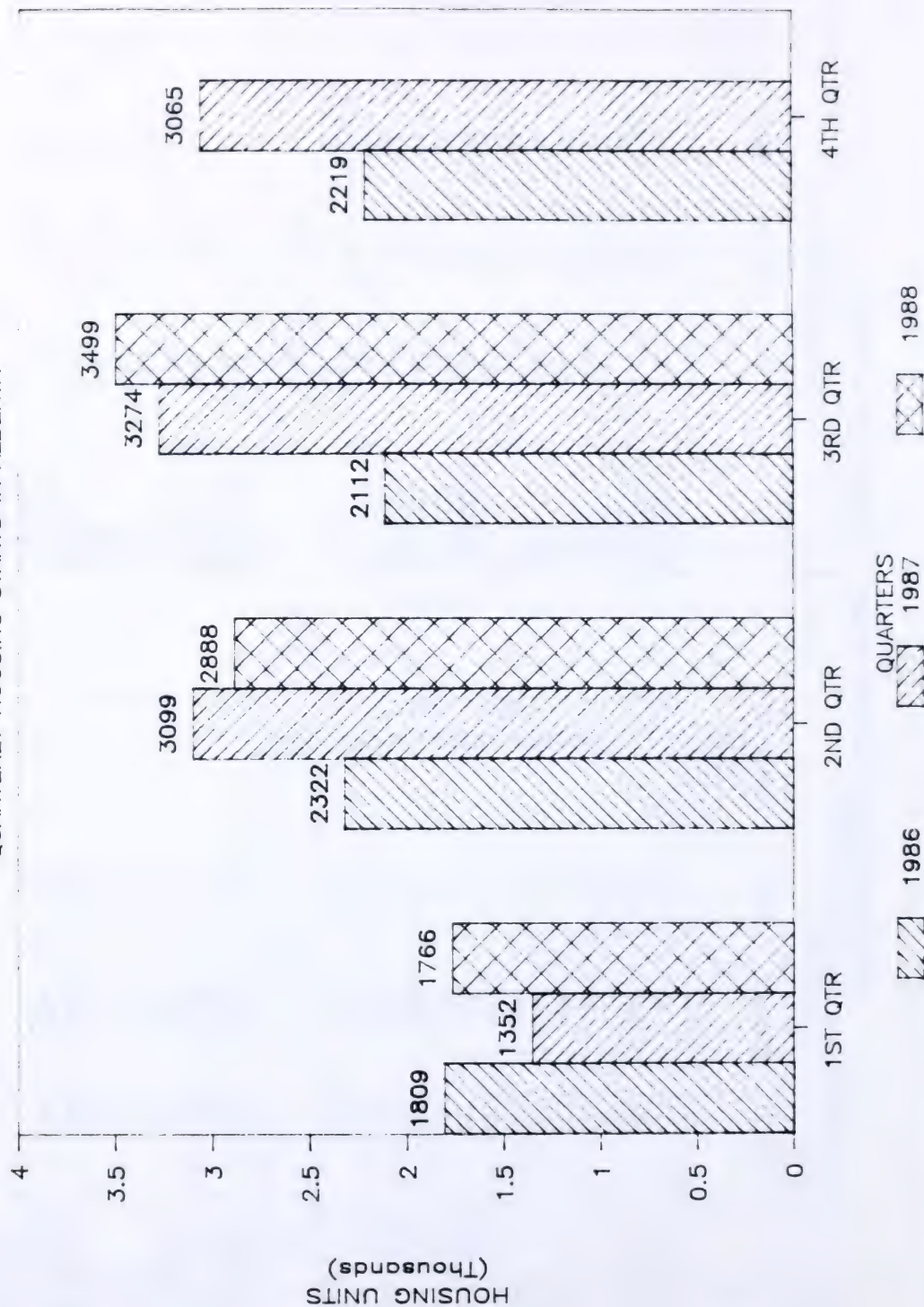


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1987 - 1988

	1987	1988	PERCENT CHANGE
FIRST QUARTER	1352	1766	31
SECOND QUARTER	3099	2888	-7
THIRD QUARTER	3274	3499	7
FOURTH QUARTER	3065	---	---
TOTAL	10790	8153	---

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

TABLE 7

SEP-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	342	54	3	0	399	66
CAMROSE	4	0	0	0	4	0
EDMONTON M.A.	426	12	12	26	476	25
FORT MCMURRAY	9	0	0	0	9	350
GRANDE PRAIRIE	8	2	0	0	10	52
LETHBRIDGE	14	0	0	0	14	42
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	80
MEDICINE HAT	10	0	0	0	10	63
RED DEER	18	0	3	0	21	47
WETASKIWIN	2	0	0	0	2	67
OTHER CENTRES **	18	0	0	0	18	*
TOTAL	853	68	18	26	965	27

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

SEP-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1442	182	61	15	1700	9
CANMOSE	5	0	4	0	9	-18
EDMONTON N.A.	1221	42	106	174	1543	18
FORT McMURRAY	15	0	0	0	15	88
GRANDE PRAIRIE	55	0	0	0	55	-13
LATHBRIDGE	57	6	0	0	63	-38
LLOYDMINSTER (ALTA. PART)	15	0	0	0	15	-25
MEDICINE HAT	44	2	0	4	50	-15
RED DEER	67	2	77	0	146	-26
WETASKIWIN	13	0	0	0	13	-13
OTHER CENTRES **	46	0	0	0	46	64
TOTAL	2980	234	248	193	3655	1

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

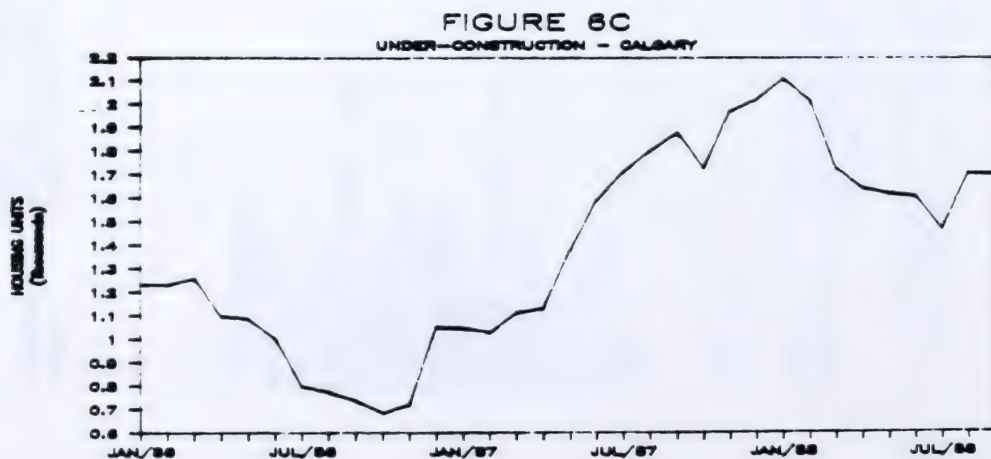
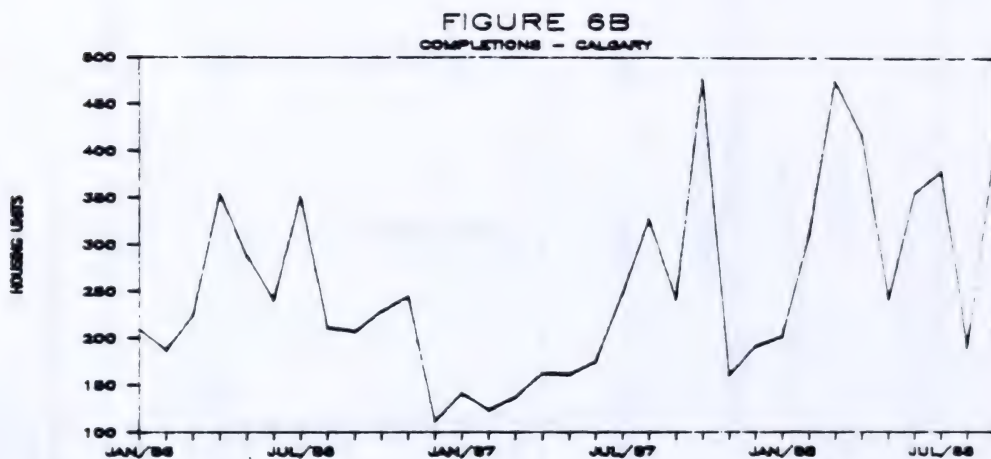
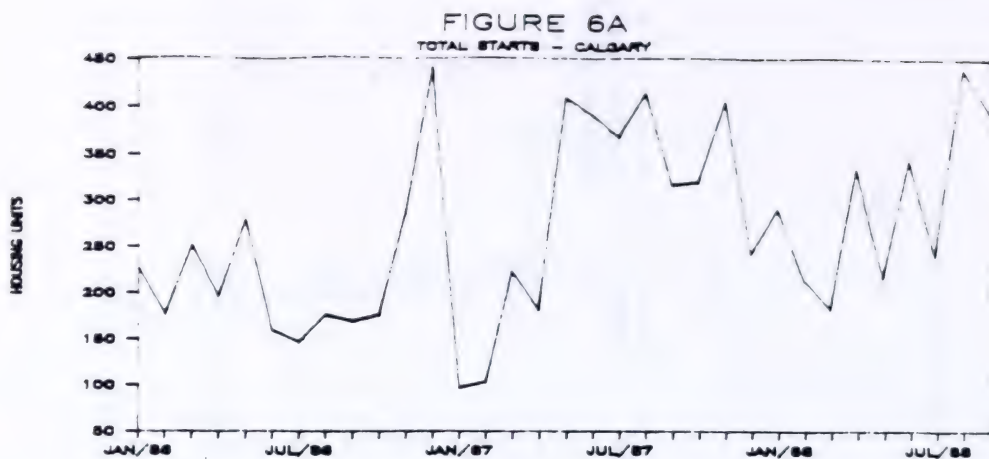


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1987			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
1988			
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

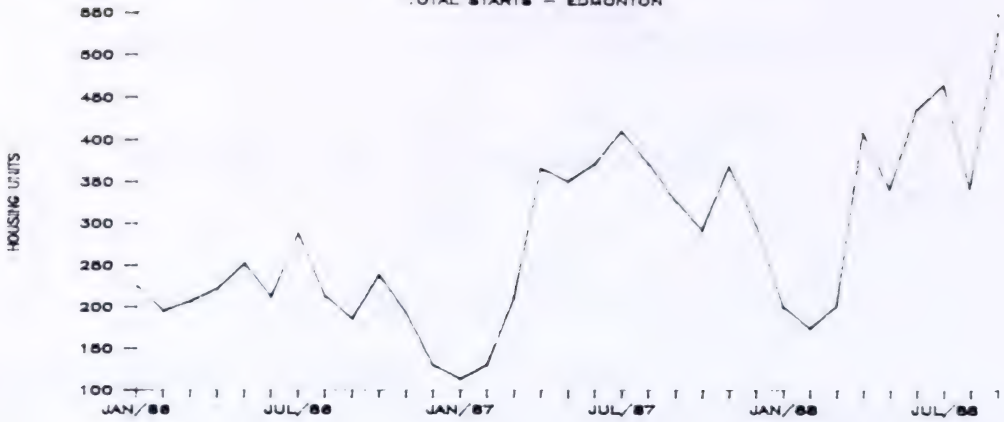


FIGURE 7B
COMPLETIONS - EDMONTON

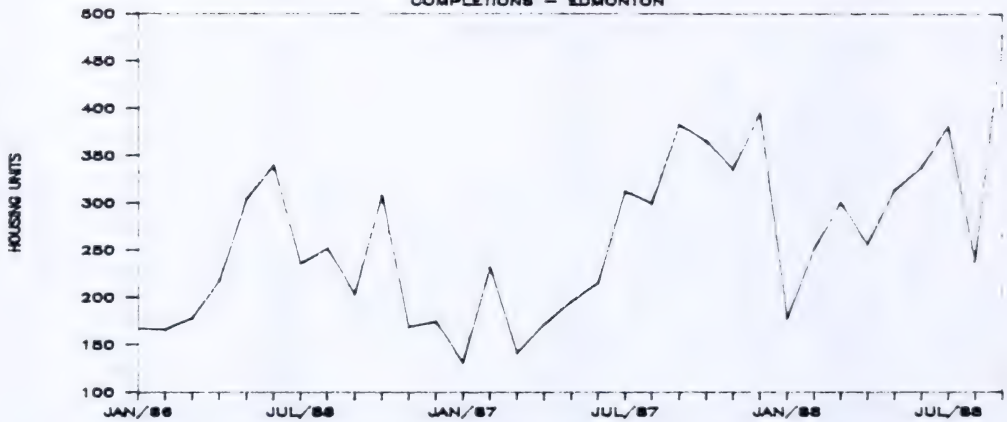


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

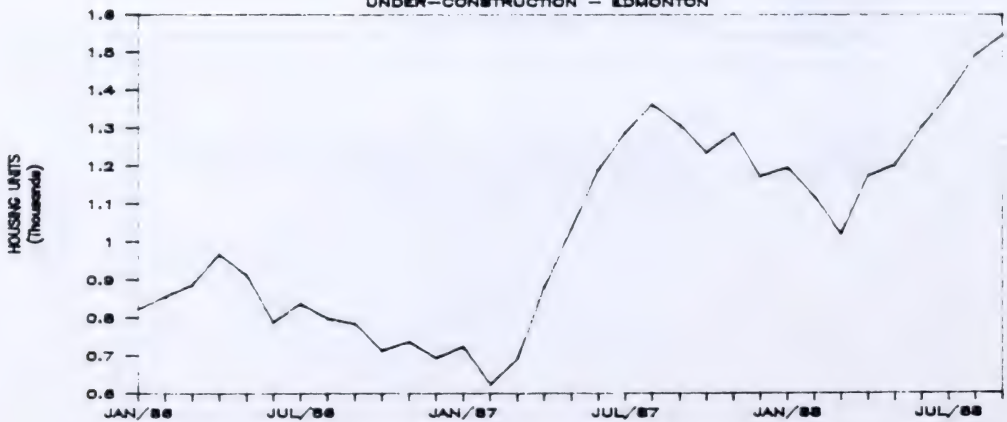


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1987			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172
1988			
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8
NEWLY COMPLETED & UNOCCUPIED - EDMONTON

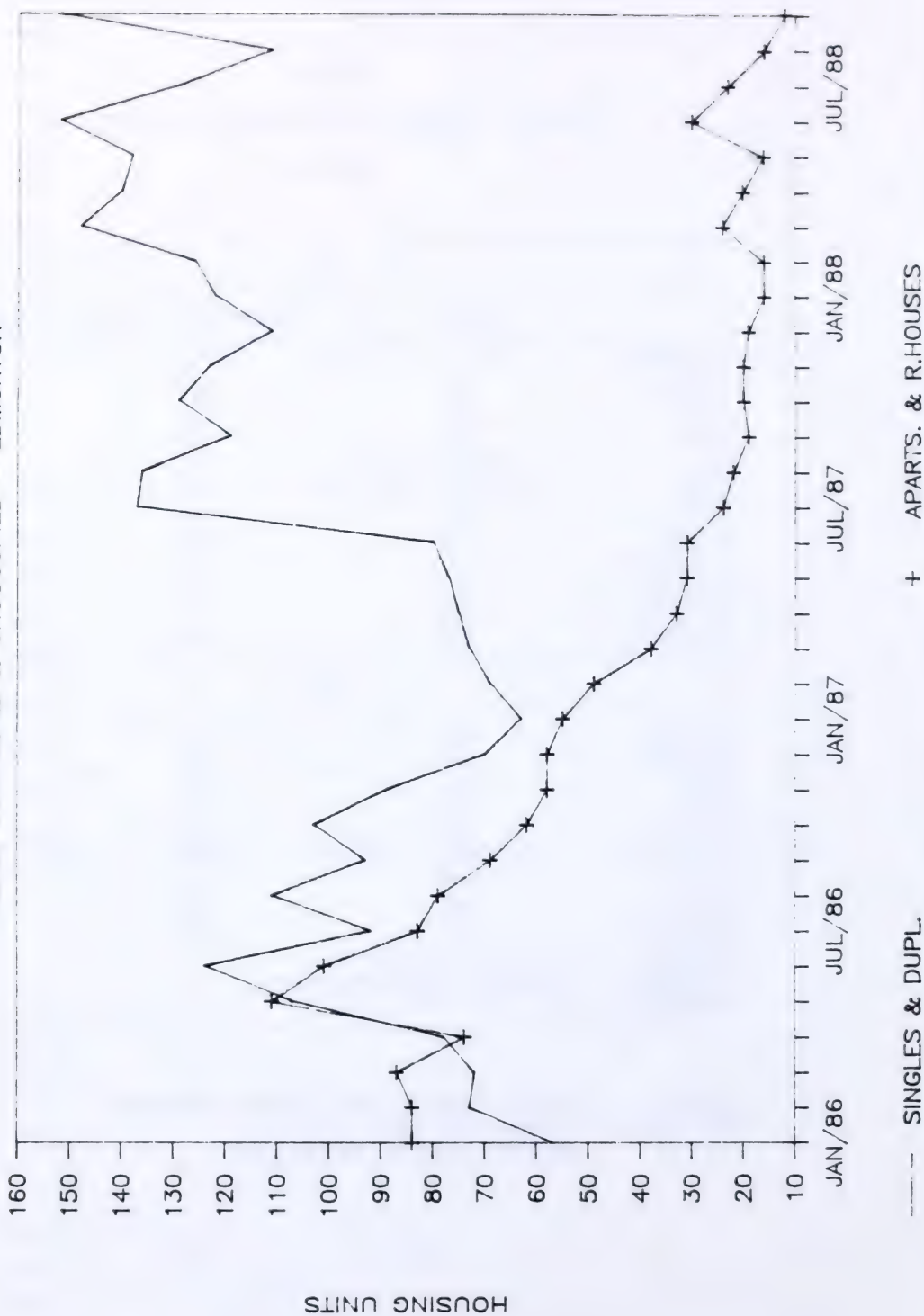


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76

1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

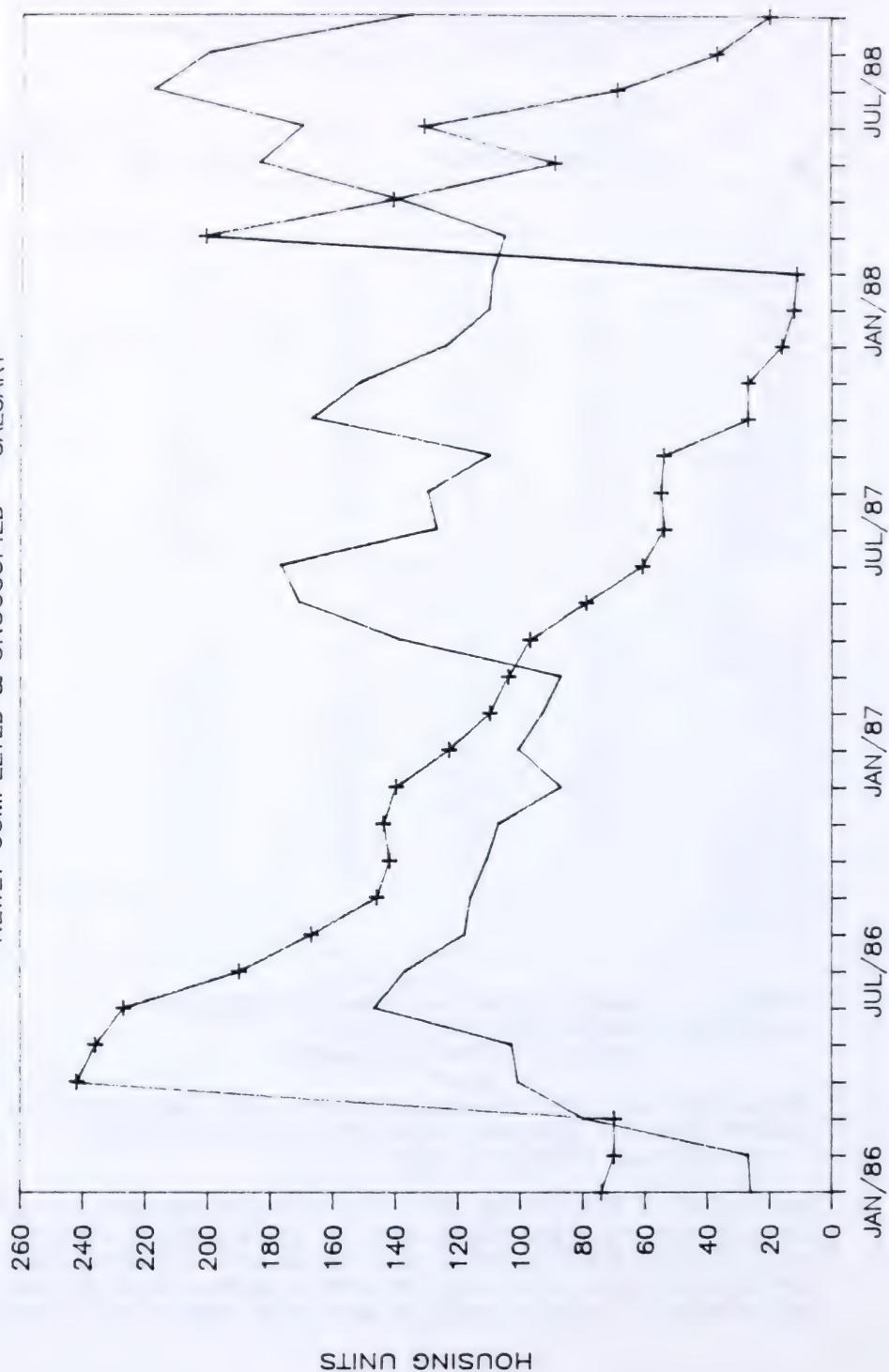
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOC-
 CUPED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED -- CALGARY



— SINGLES & DUPL. + APARTS. & R.HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
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*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

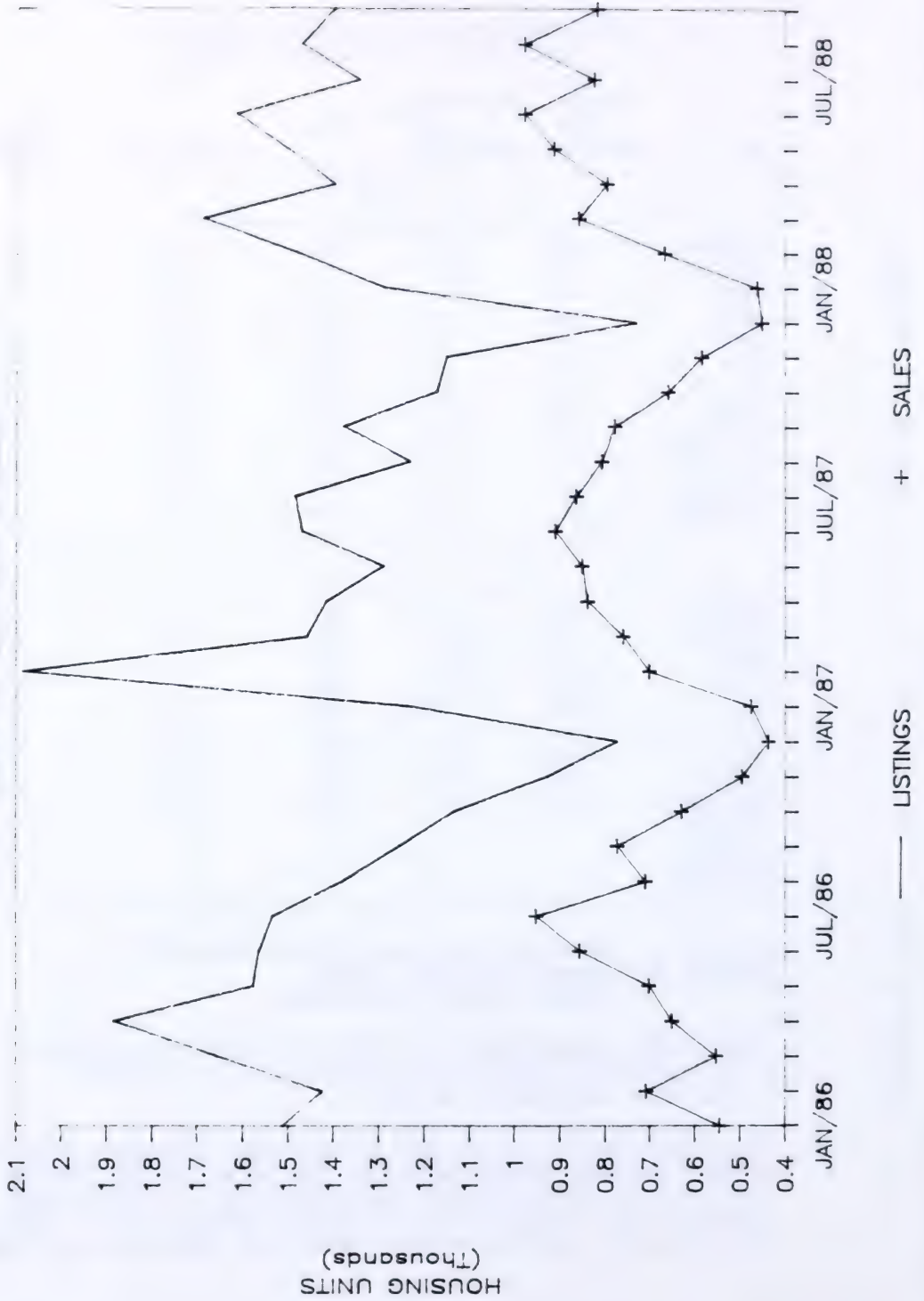


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118

1988				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	87529
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11

CALGARY LISTINGS AND SALES

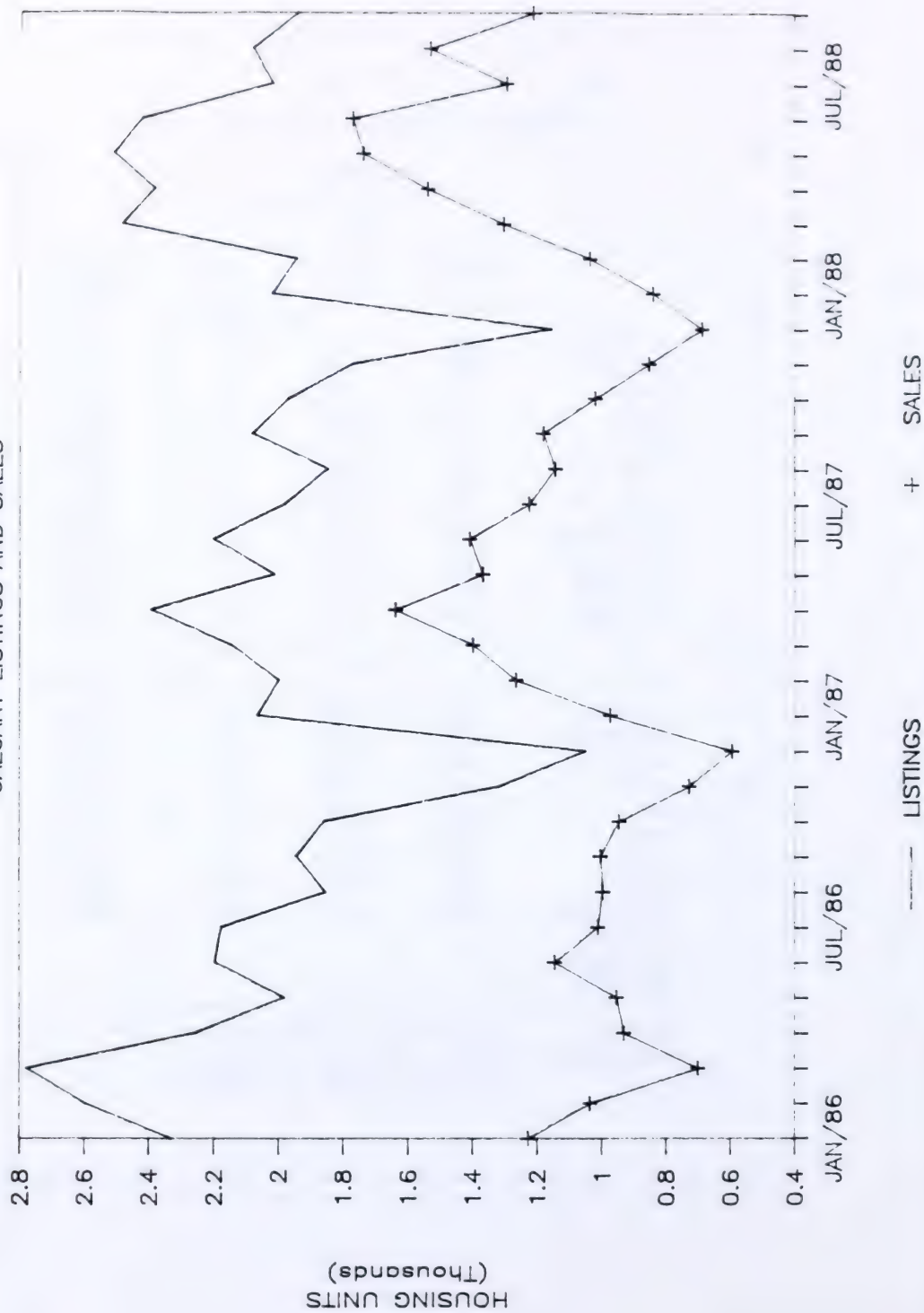


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				
1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585
1988				
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

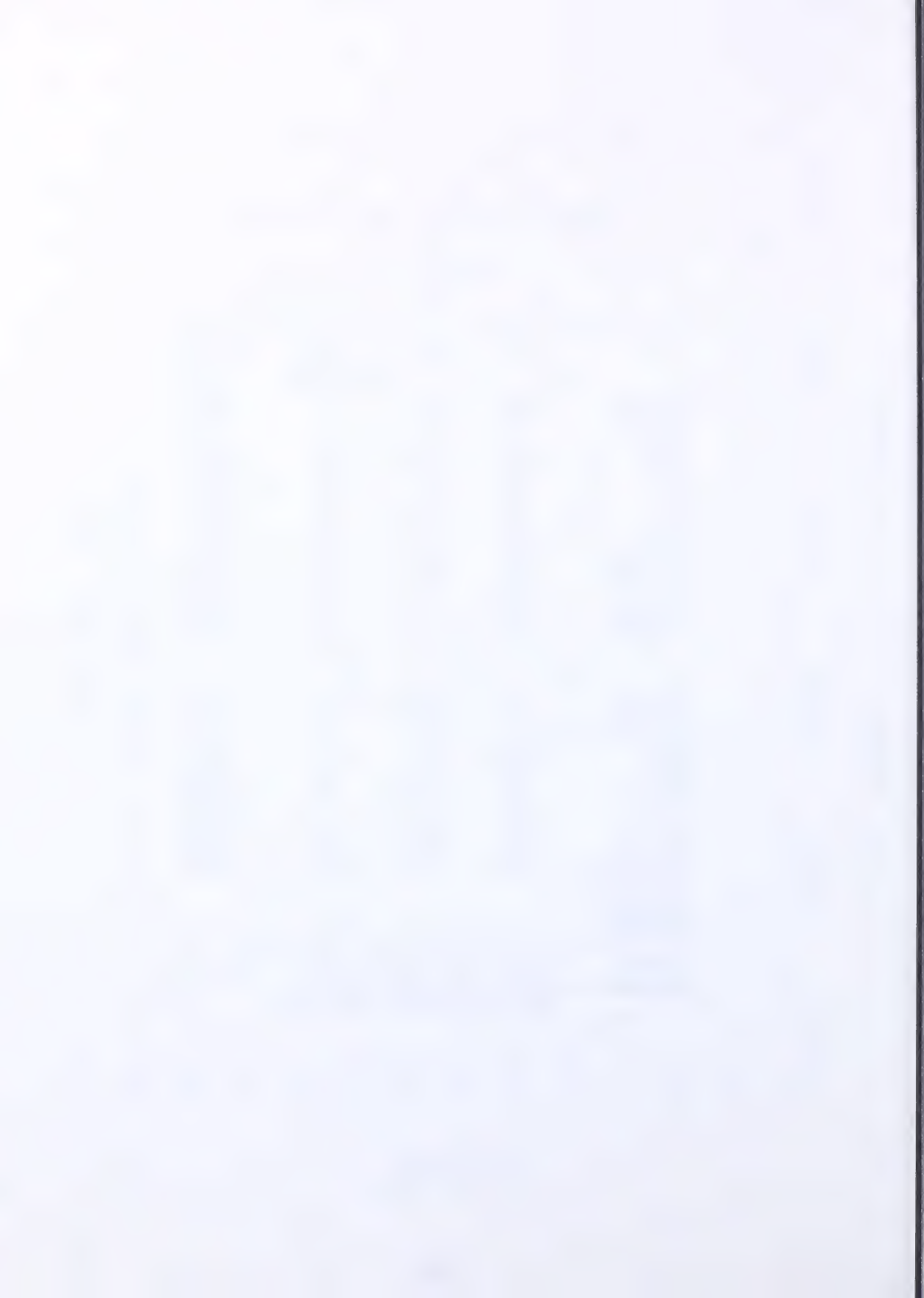


FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

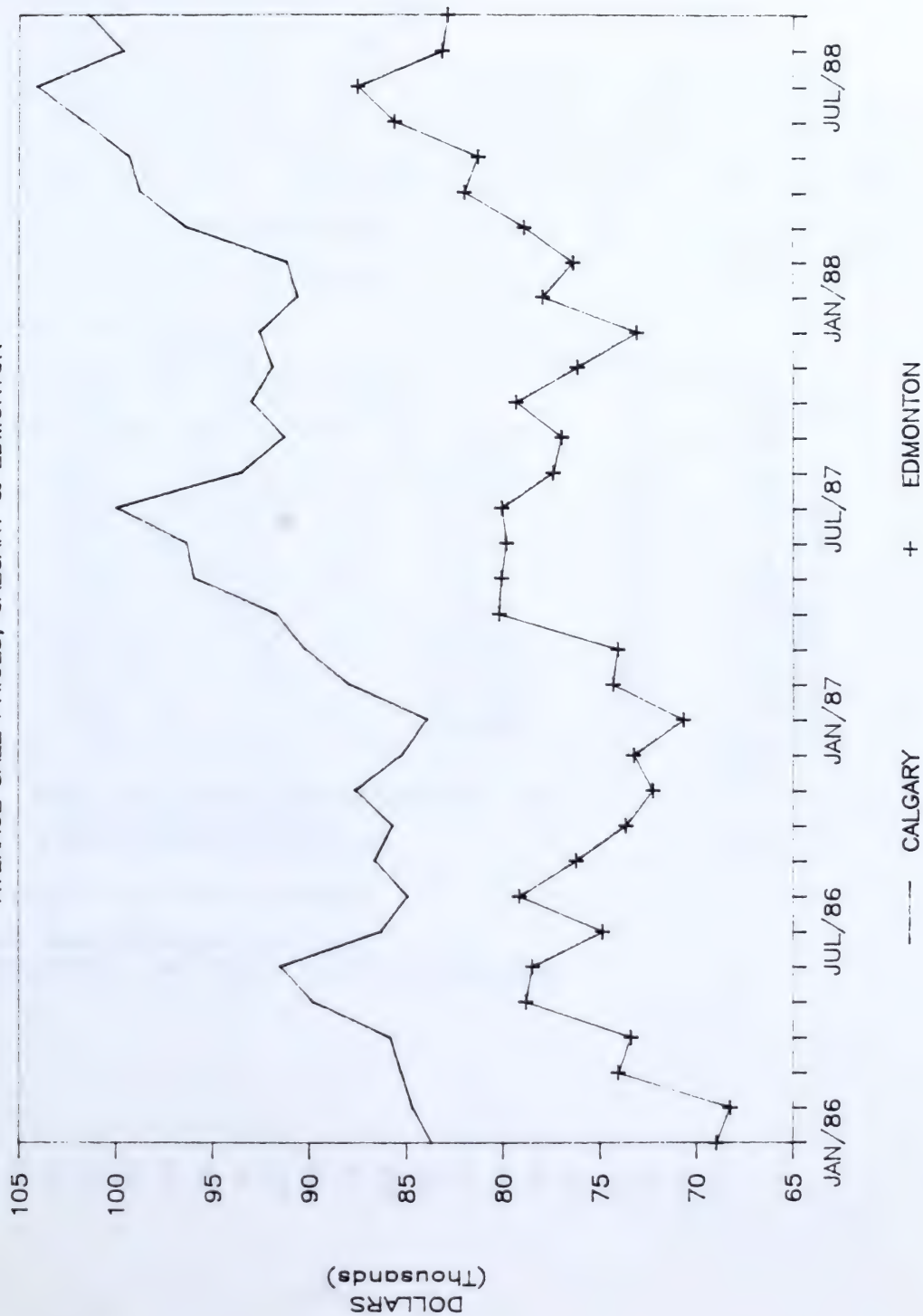


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

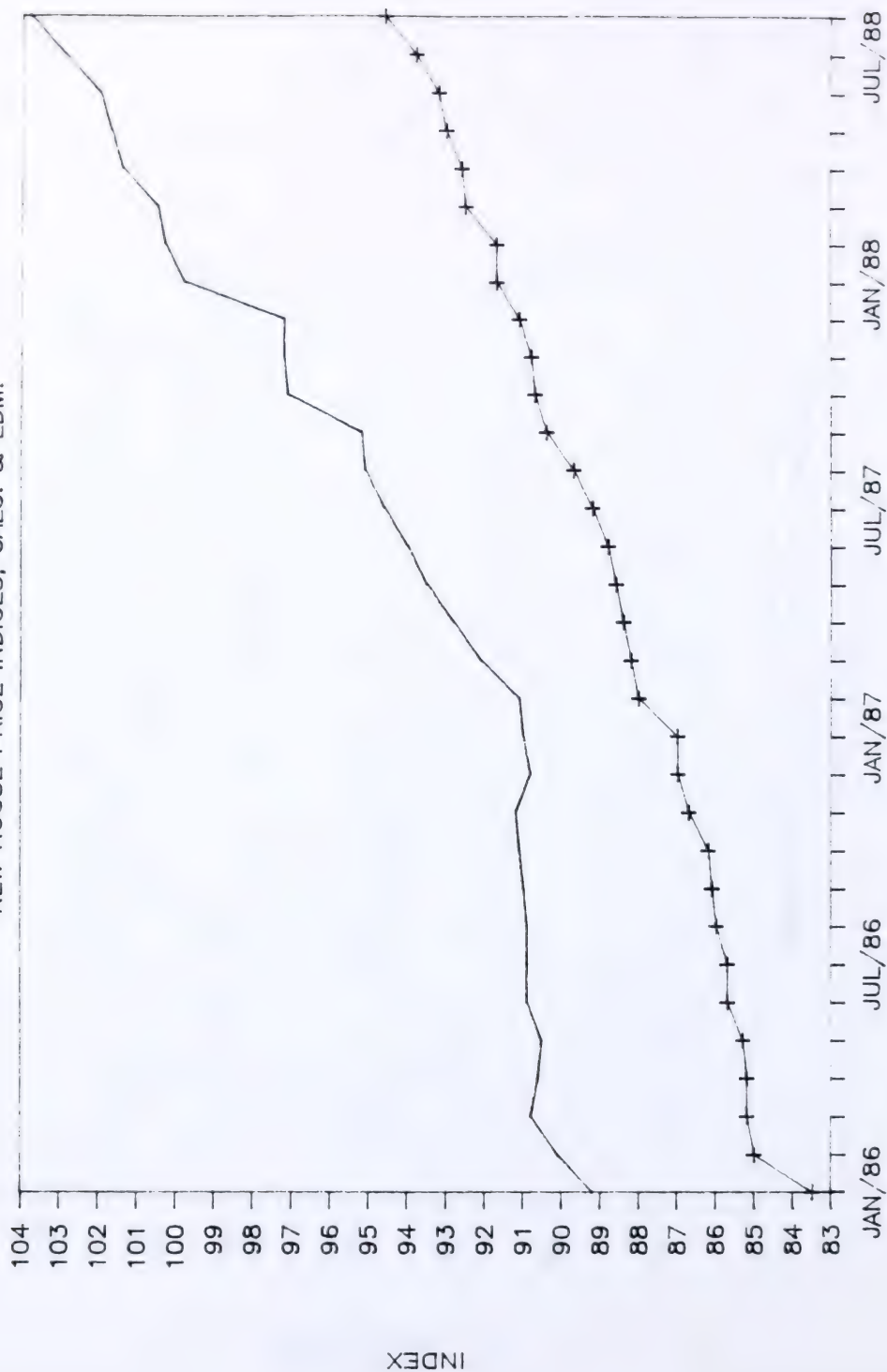


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1	100.5	MARCH	88.2	92.5
APRIL	92.8	101.4	APRIL	88.4	92.6
MAY	93.5	101.7	MAY	88.6	93.0
JUNE	94.0	101.7	JUNE	88.8	93.0
JULY	94.6	102.9	JULY	89.2	93.8
AUGUST	95.1	103.8	AUGUST	89.7	94.6
SEPTEMBER	95.2		SEPTEMBER	90.4	
OCTOBER	97.1		OCTOBER	90.7	
NOVEMBER	97.2		NOVEMBER	90.8	
DECEMBER	97.2		DECEMBER	91.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



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RESIDENTIAL CONSTRUCTION IN ALBERTA

OCTOBER 1988



MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat



RESIDENTIAL CONSTRUCTION
IN ALBERTA

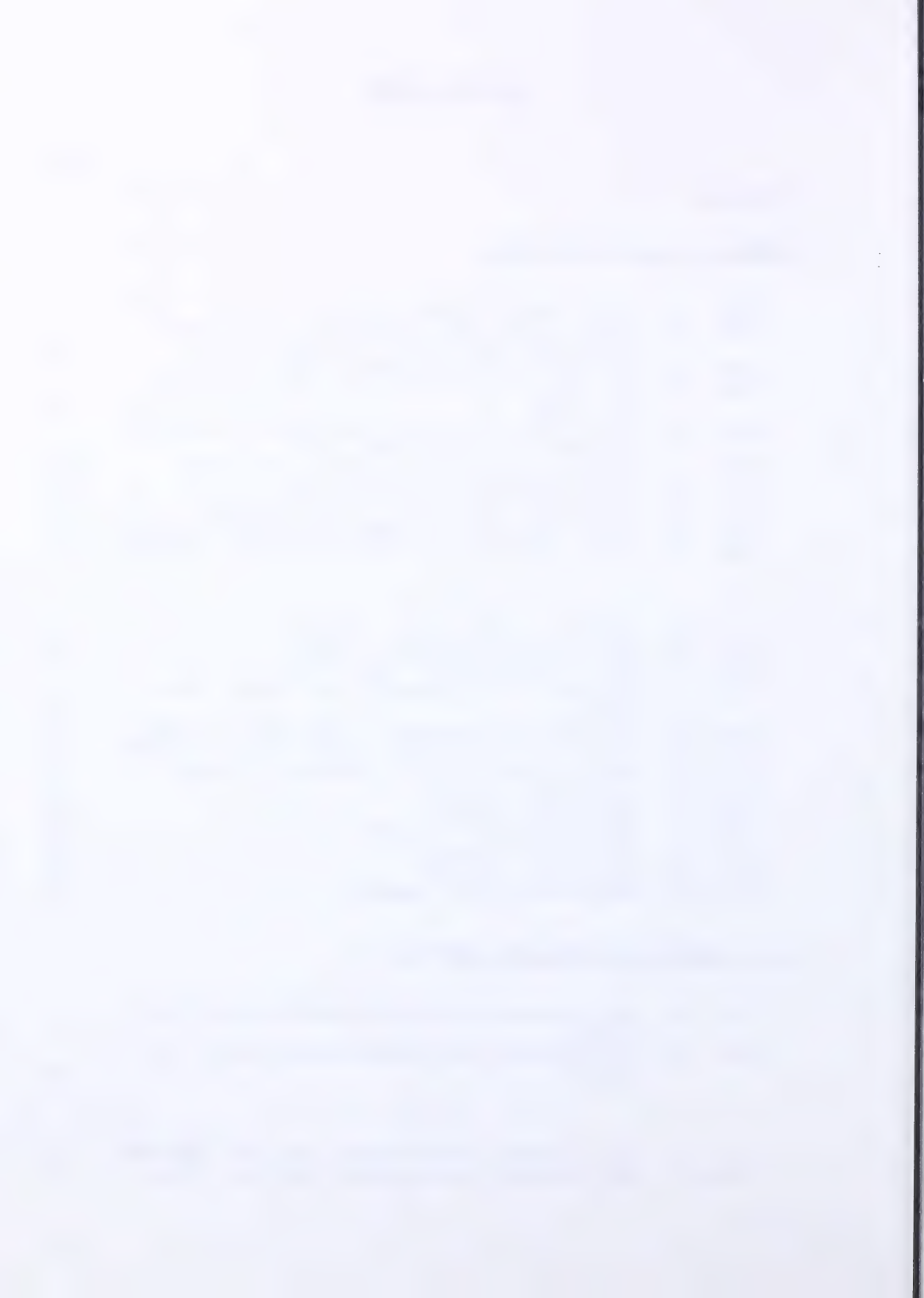
OCTOBER 1988

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



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D. Multiple Listings Service (M.L.S.)

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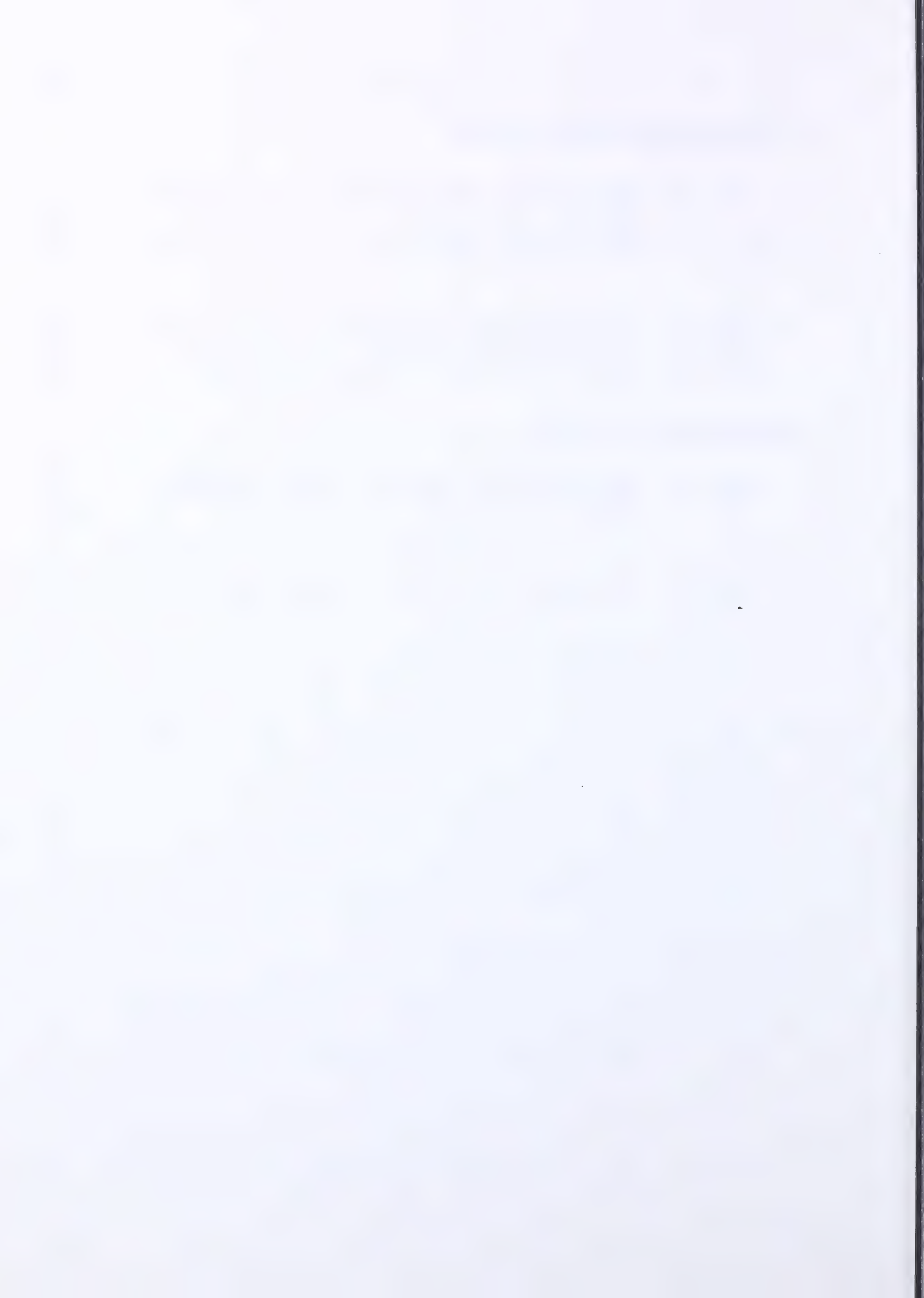
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HIGHLIGHTS

Urban Alberta

- ° October starts for urban Alberta dropped (by 18%) after a sharp increase in September to 871 units, but still 21% higher than the 720 units reported for October 1987.
- ° With this 21% increase, total starts to date are now up 9% to 7,440 units from 6,853 for 1987.
- ° Housing under construction in October decreased from last month to 3,567 units, but increased 3% compared to the same period last year.

Calgary

- ° Calgary's starts fell 5% compared to the previous month to 377 units in October, but increased 18% compared to October 1987.
- ° Total starts for the year also showed a 8% increase over the same period last year to 3,034 units. Singles increased 3% while multiples increased 77%.
- ° Housing under construction dropped further to 1,640 units in October. Inventory of newly completed and unoccupied housing increased slightly to 157 units while the rate of absorption slid to 68% compared to 76% the month before.
- ° In the resale housing market, the number of houses sold rose 3% over 1987 to 1,054 units. Sales to date totalled 13,334, 6% ahead of 1987.
- ° However, the average selling price dropped to \$100,538 from \$101,425 in September. The new housing price index showed a marginal increase to 104.0 in September.

Edmonton

- ° Edmonton's October starts also fell after a sharp increase in September to 320 units, but still 10% ahead of last year's levels.
- ° Total starts to date (3,419 units) rose by 16% over the previous year. 464 multiples were started for the first ten months of this year compared to 223 in 1987.
- ° Housing under construction declined 3% from the month before to 1,493 units. However, inventory of newly completed and unoccupied housing continued to increase to 171 units in October.
- ° Resale housing market activity increased 14% over October 1987 to 751 units sold. Total sales to October were 5% higher than last year.
- ° The average selling price dropped slightly to \$82,043 from \$82,881 in September, but increased slightly in comparison to a year ago. The new housing price index remained at 94.6 in September.



TABLE 1

OCT-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	285	92	0	0	377	18
CAMROSE	2	0	4	0	6	-33
EDMONTON M.A.	270	4	46	0	320	10
FORT MCMURRAY	4	0	0	0	4	100
GRANDE PRAIRIE	12	0	0	0	12	-8
LETHBRIDGE	15	2	0	33	50	39
LLOYDMINSTER(ALTA. PART)	8	0	0	0	8	60
MEDICINE HAT	7	0	0	0	7	17
RED DEER	11	24	33	0	68	127
WETASKIWIN	7	0	0	0	7	17
OTHER CENTRES **	12	0	0	0	12	1100
TOTAL	633	122	83	33	871	21

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

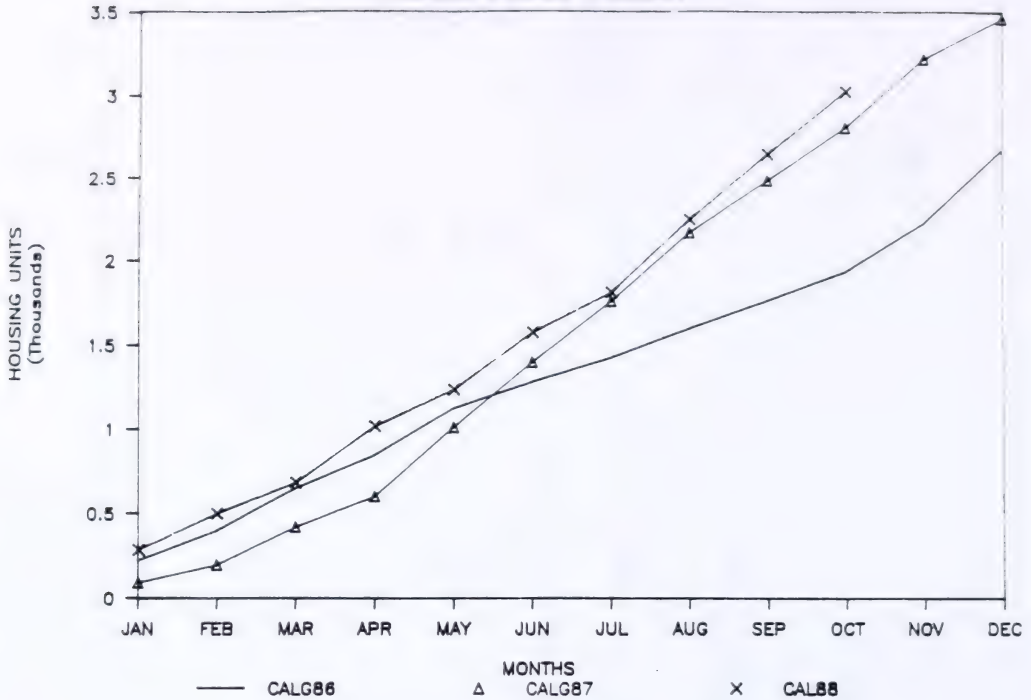


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

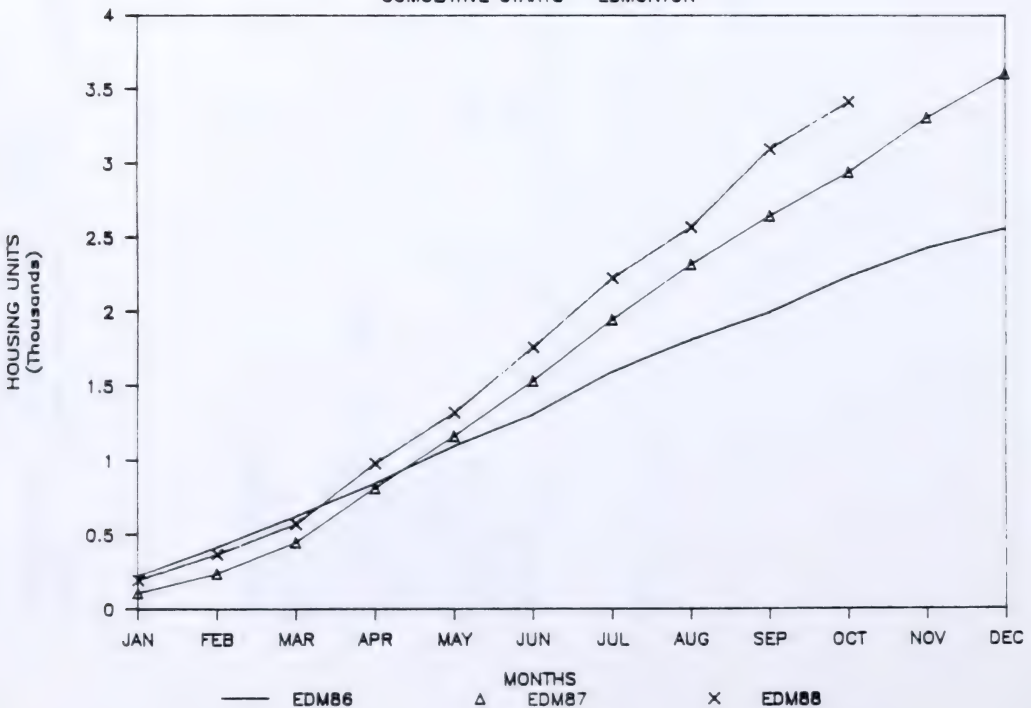


TABLE 2

OCT-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1987	1988	1987	1988	1987	1988	1987	1988	1987	1988
CALGARY	2647	2728	40	270	45	25	88	11	2820	3034
CAMROSE	38	16	0	0	0	8	0	0	38	24
EDMONTON M.A.	2718	2955	82	90	65	174	76	200	2941	3419
FORT McMURRAY	13	31	0	0	0	0	0	0	13	31
GRANDE PRAIRIE	125	120	10	2	0	0	0	0	135	122
LETHBRIDGE	158	147	10	8	32	0	0	33	200	188
LLOYDMINSTER(ALTA. PART)	42	38	0	0	0	0	0	0	42	38
MEDICINE HAT	135	98	8	6	7	18	4	7	154	129
RED DEER	216	158	8	30	144	132	58	0	426	320
WETASKIWIN	40	33	0	2	0	6	0	0	40	41
OTHER CENTRES **	44	92	0	2	0	0	0	0	44	94
TOTAL	6176	6416	158	410	293	363	226	251	6853	7440
PERCENT CHANGE BY TYPE		4	159	24		11			9	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE.

FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

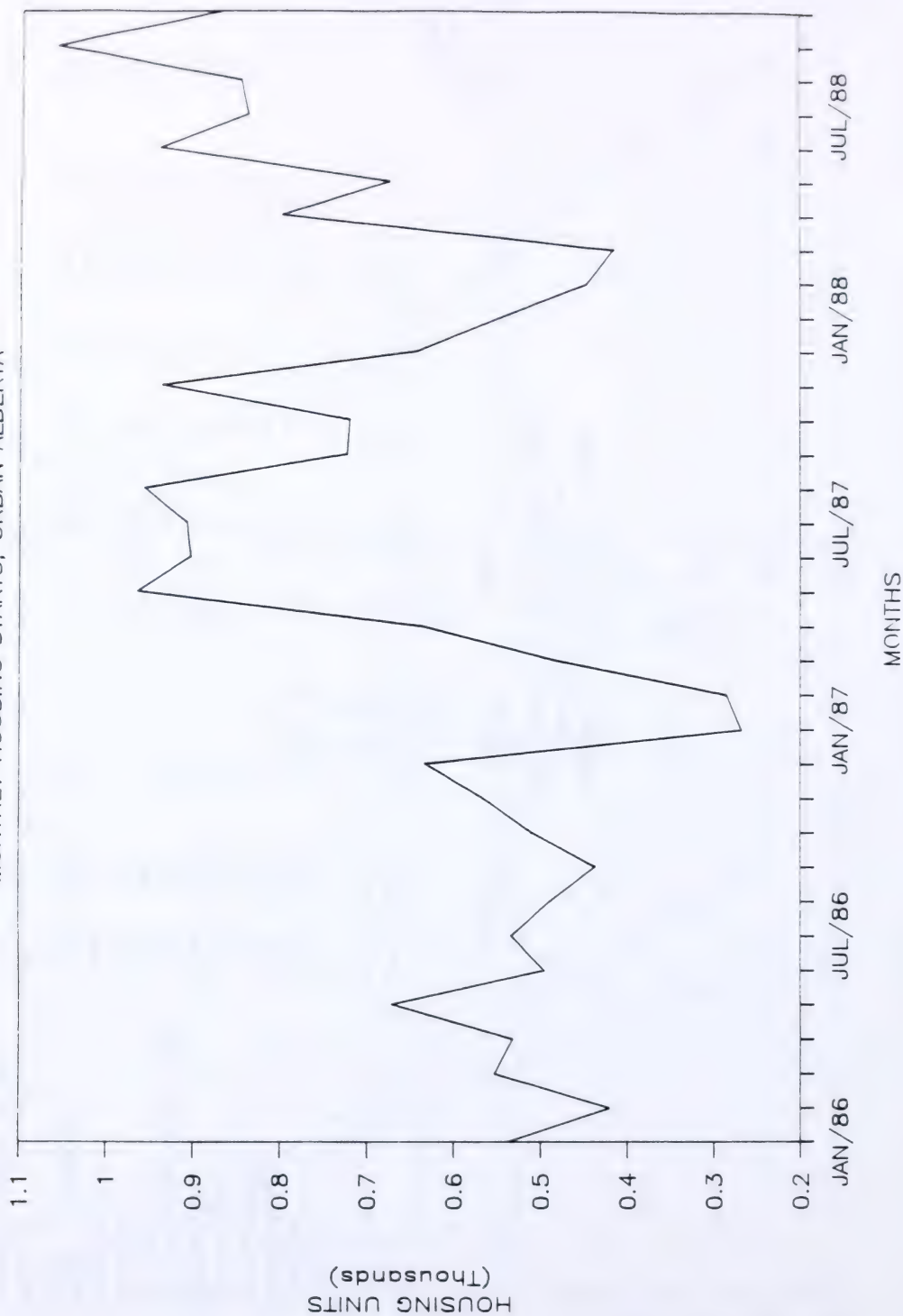


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	447	56
MARCH	485	416	-14
APRIL	639	799	25
MAY	964	675	-30
JUNE	903	940	4
JULY	908	838	-8
AUGUST	957	847	-11
SEPTEMBER	723	1060	47
OCTOBER	720	871	21
NOVEMBER	936		
DECEMBER	643		
TOTAL	8432	7440	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3
MULTIPLES AS % OF STARTS, URBAN ALBERTA

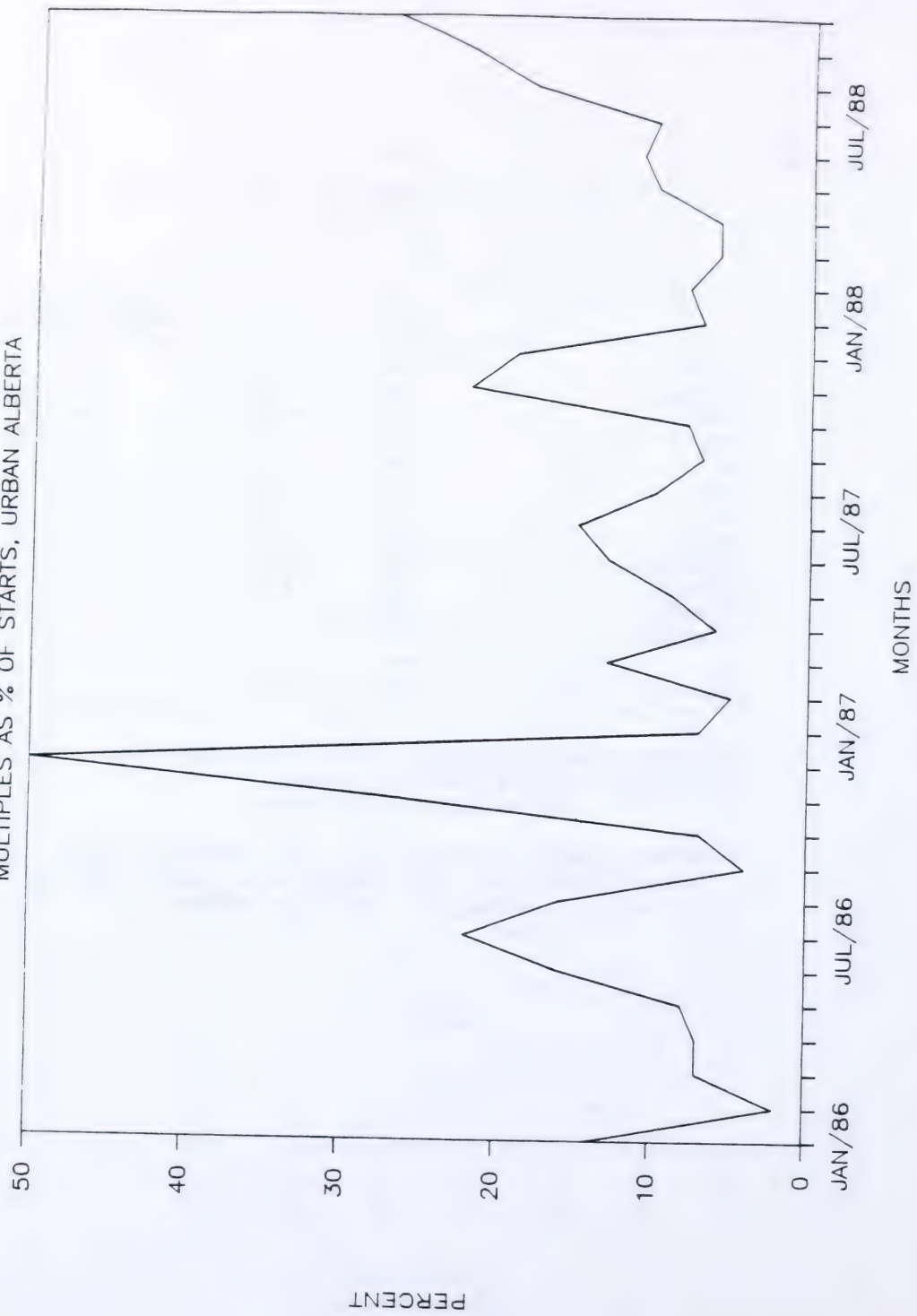


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER				
DECEMBER				
TOTAL	7440	6416	1024	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

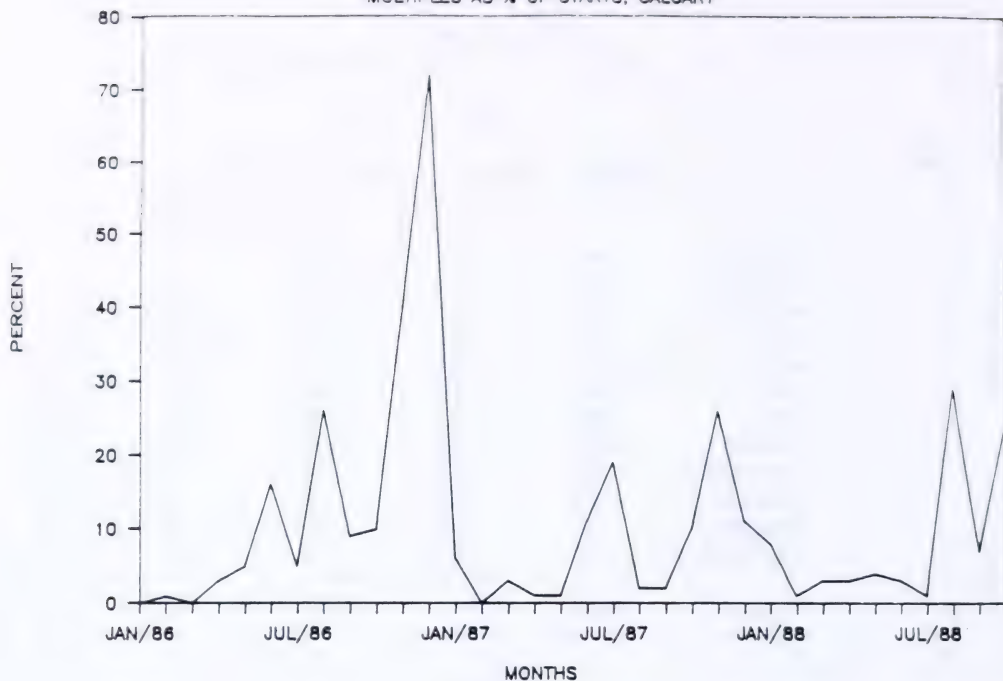


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

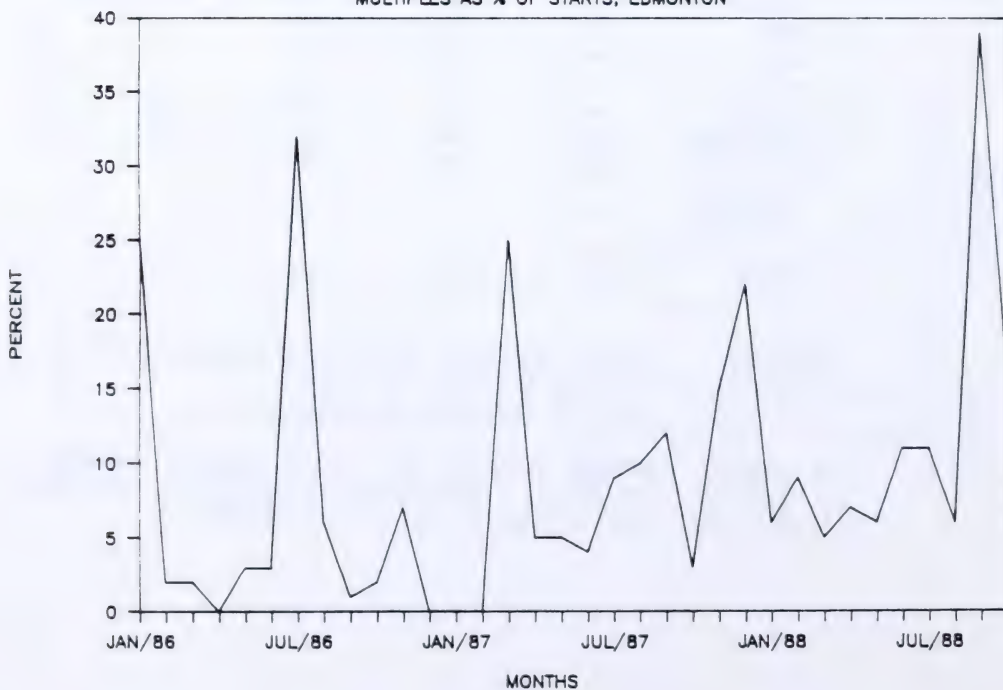


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987						EDMONTON (METRO)					
CALGARY			1988			EDMONTON (METRO)			EDMONTON (METRO)		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	97	91	6	6	JANUARY	113	0	0	JANUARY	113	0
FEBRUARY	104	104	0	0	FEBRUARY	130	0	0	FEBRUARY	130	0
MARCH	223	217	6	3	MARCH	210	52	25	MARCH	158	52
APRIL	182	180	2	1	APRIL	366	17	5	APRIL	349	17
MAY	408	404	4	1	MAY	350	16	5	MAY	334	16
JUNE	389	348	41	11	JUNE	371	16	4	JUNE	355	16
JULY	367	299	68	19	JULY	410	36	9	JULY	374	36
AUGUST	413	405	8	2	AUGUST	372	38	10	AUGUST	334	38
SEPTEMBER	317	311	6	2	SEPTEMBER	327	38	12	SEPTEMBER	289	38
OCTOBER	320	288	32	10	OCTOBER	292	10	3	OCTOBER	282	10
NOVEMBER	404	300	104	26	NOVEMBER	368	54	15	NOVEMBER	314	54
DECEMBER	242	215	27	11	DECEMBER	299	66	22	DECEMBER	233	66
TOTAL	3466	3162	304	9	TOTAL	3608	343	10	TOTAL	3265	343
1988						EDMONTON (METRO)					
CALGARY			1988			EDMONTON (METRO)			EDMONTON (METRO)		
JANUARY	290	268	22	8	JANUARY	200	188	12	JANUARY	188	12
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15	FEBRUARY	159	15
MARCH	183	177	6	3	MARCH	201	190	11	MARCH	190	11
APRIL	334	325	9	3	APRIL	409	379	30	APRIL	379	30
MAY	217	209	8	4	MAY	342	320	22	MAY	320	22
JUNE	343	332	11	3	JUNE	437	389	48	JUNE	389	48
JULY	241	239	2	1	JULY	466	415	51	JULY	415	51
AUGUST	439	313	126	29	AUGUST	343	322	21	AUGUST	322	21
SEPTEMBER	396	368	28	7	SEPTEMBER	527	323	204	SEPTEMBER	323	204
OCTOBER	377	285	92	24	OCTOBER	320	270	50	OCTOBER	270	50
NOVEMBER					NOVEMBER				NOVEMBER		
DECEMBER					DECEMBER				DECEMBER		
TOTAL	3034	2728	306		TOTAL	3419	2955	464	TOTAL	2955	464

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

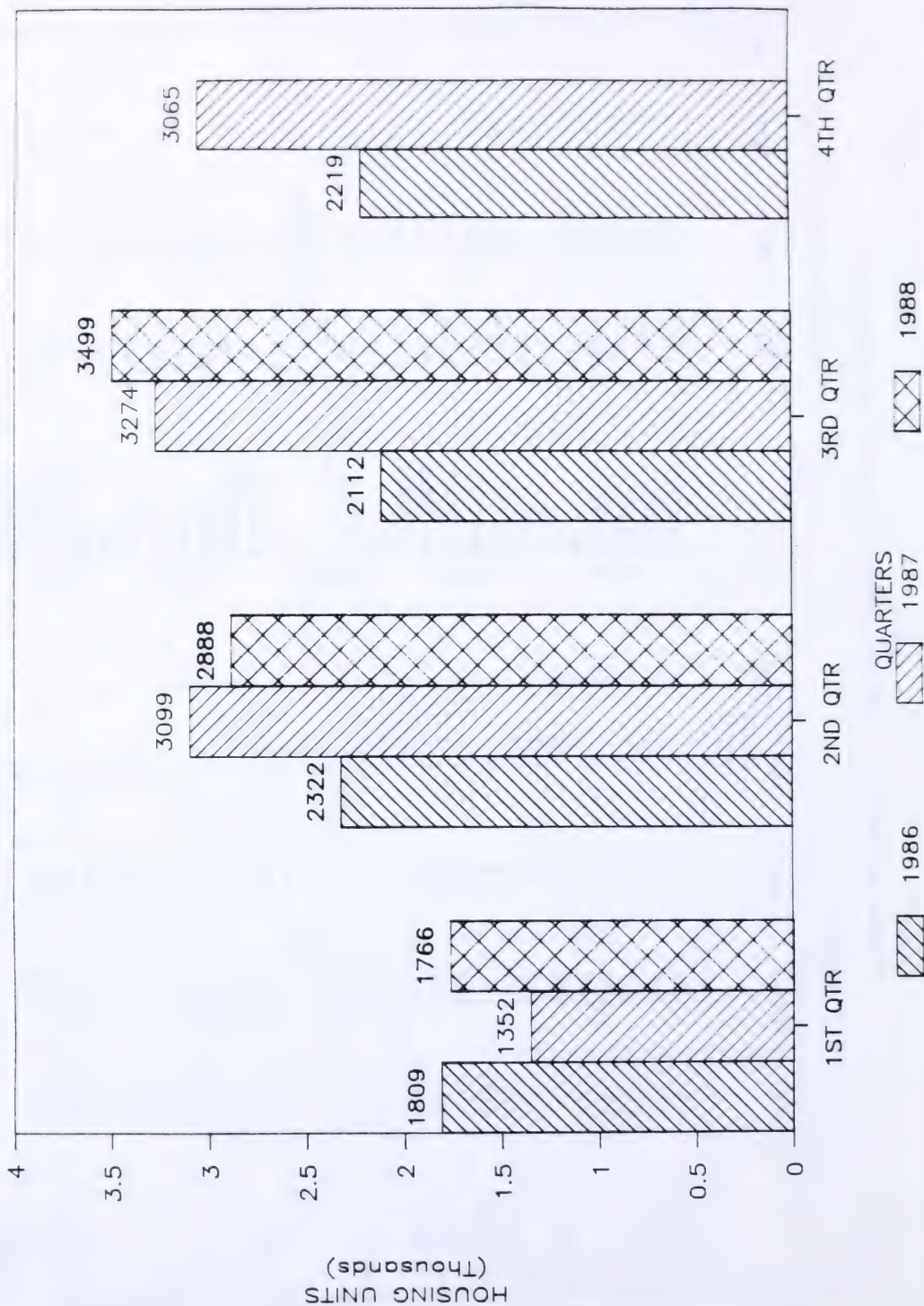


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1987 - 1988	
	1987	1988
		PERCENT CHANGE
FIRST QUARTER	1352	1766
SECOND QUARTER	3099	2888
THIRD QUARTER	3274	3499
FOURTH QUARTER	3065	
TOTAL	10790	8153

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

OCT-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	314	0	22	0	336	-29
CAMROSE	1	0	0	0	1	-75
EDMONTON M.A.	285	12	28	0	325	11
FORT McMURRAY	3	0	0	0	3	200
GRANDE PRAIRIE	12	0	0	0	12	-20
LETHBRIDGE	22	2	0	0	24	-48
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	0
MEDICINE HAT	11	0	0	0	11	10
RED DEER	23	0	53	0	76	117
WETASKIWIN	4	0	0	0	4	33
OTHER CENTRES **	7	0	0	0	7	250
TOTAL	683	14	103	0	800	16

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

OCT-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1314	272	39	15	1640	-5
CAMROSE	6	0	8	0	14	-13
EDMONTON M.A.	1202	34	124	133	1493	21
FORT MCMURRAY	16	0	0	0	16	78
GRANDE PRAIRIE	55	0	0	0	55	-10
LETHBRIDGE	49	4	0	33	86	-7
LLOYDMINSTER (ALTA. PART)	22	0	0	0	22	-8
MEDICINE HAT	32	0	0	4	36	-35
RED DEER	55	26	57	0	138	-28
WETASKIWIN	16	0	0	0	16	-11
OTHER CENTRES **	51	0	0	0	51	89
TOTAL	2818	336	228	185	3567	3

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

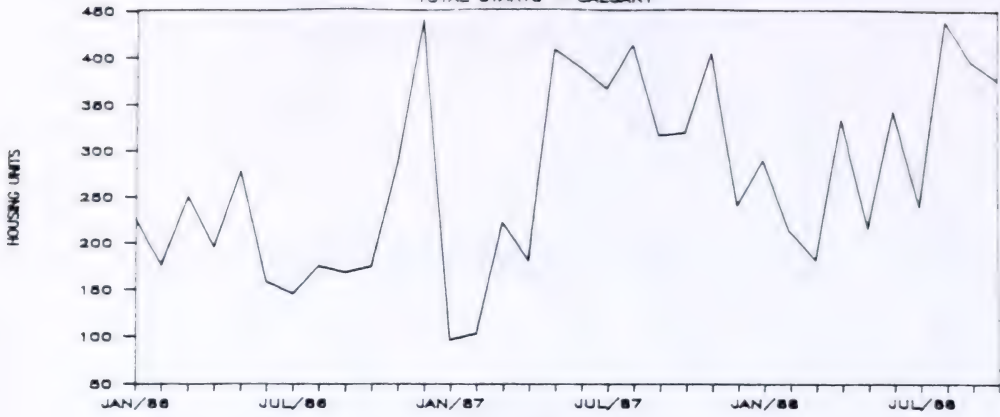


FIGURE 6B
COMPLETIONS - CALGARY

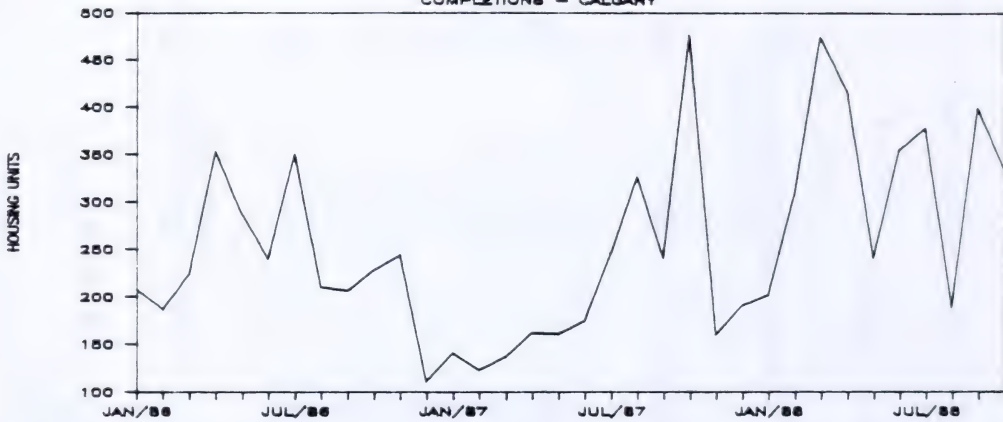


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

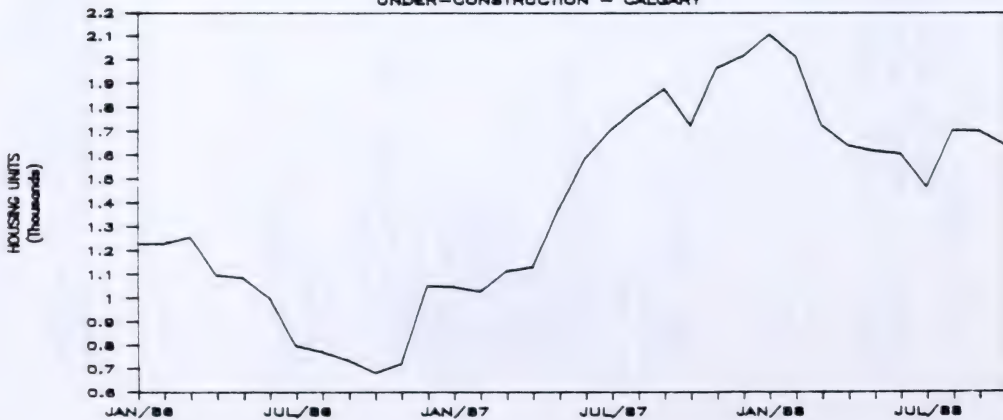


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1987			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019

1988			

JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1640
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

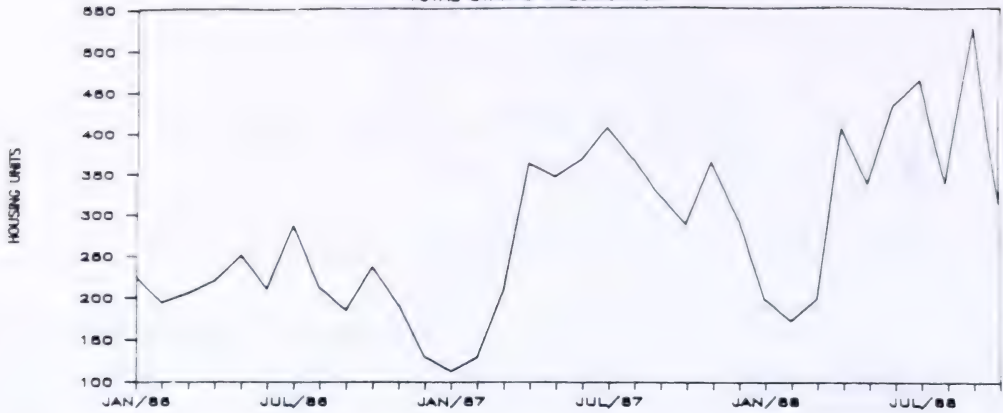


FIGURE 7B
COMPLETIONS - EDMONTON

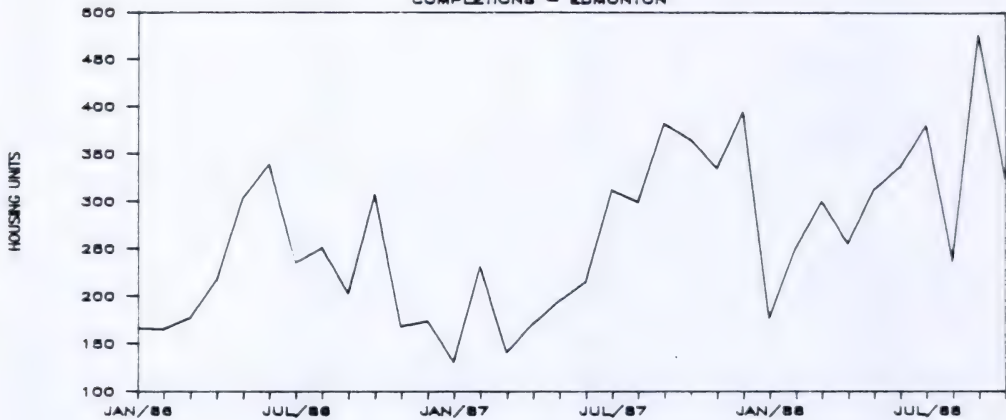


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

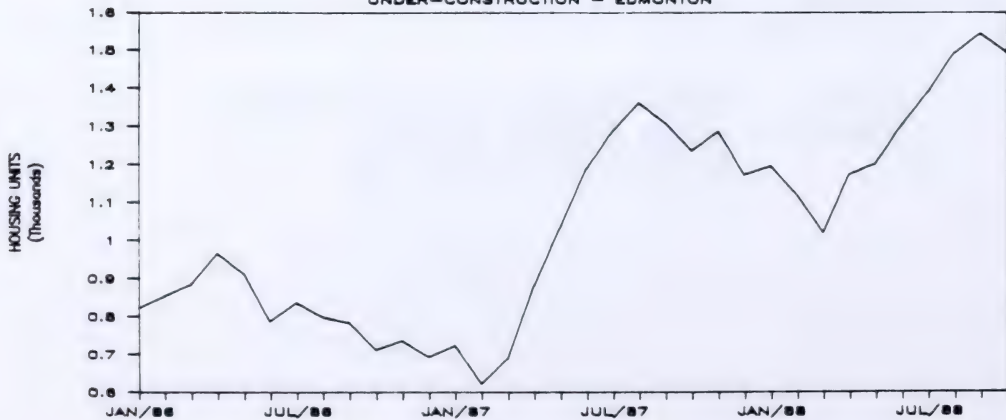


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172
----- 1988 -----			
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON

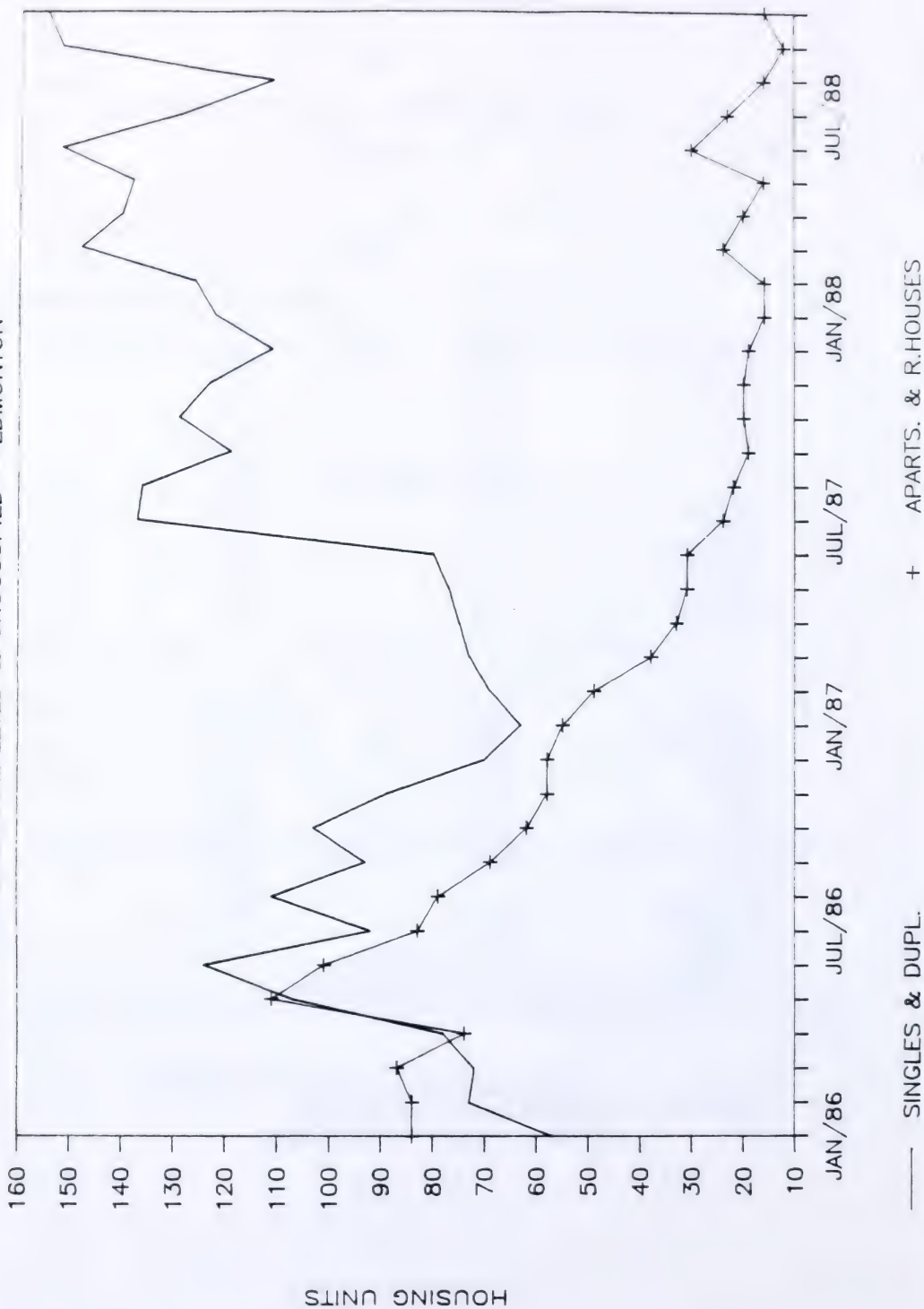


TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

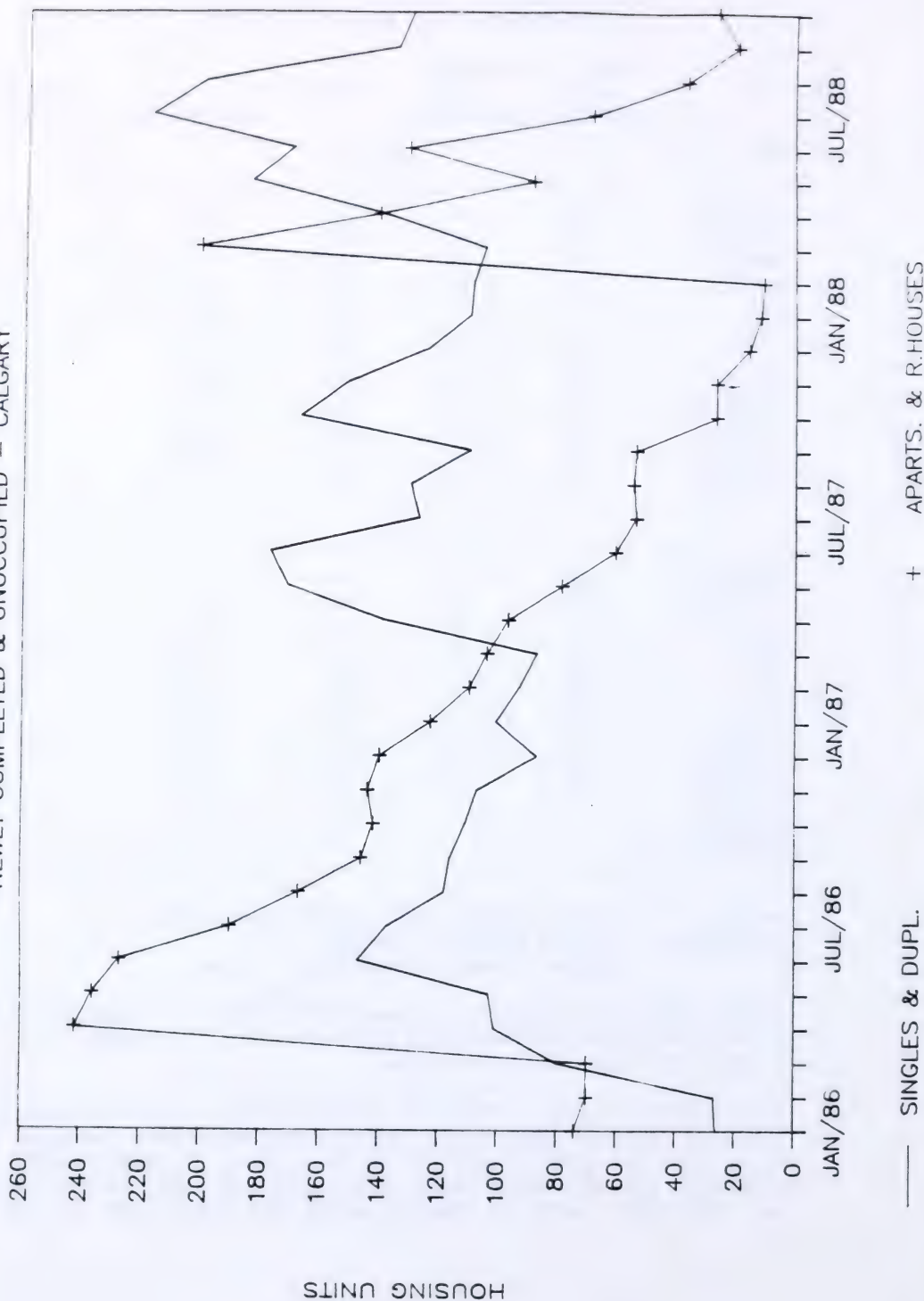


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

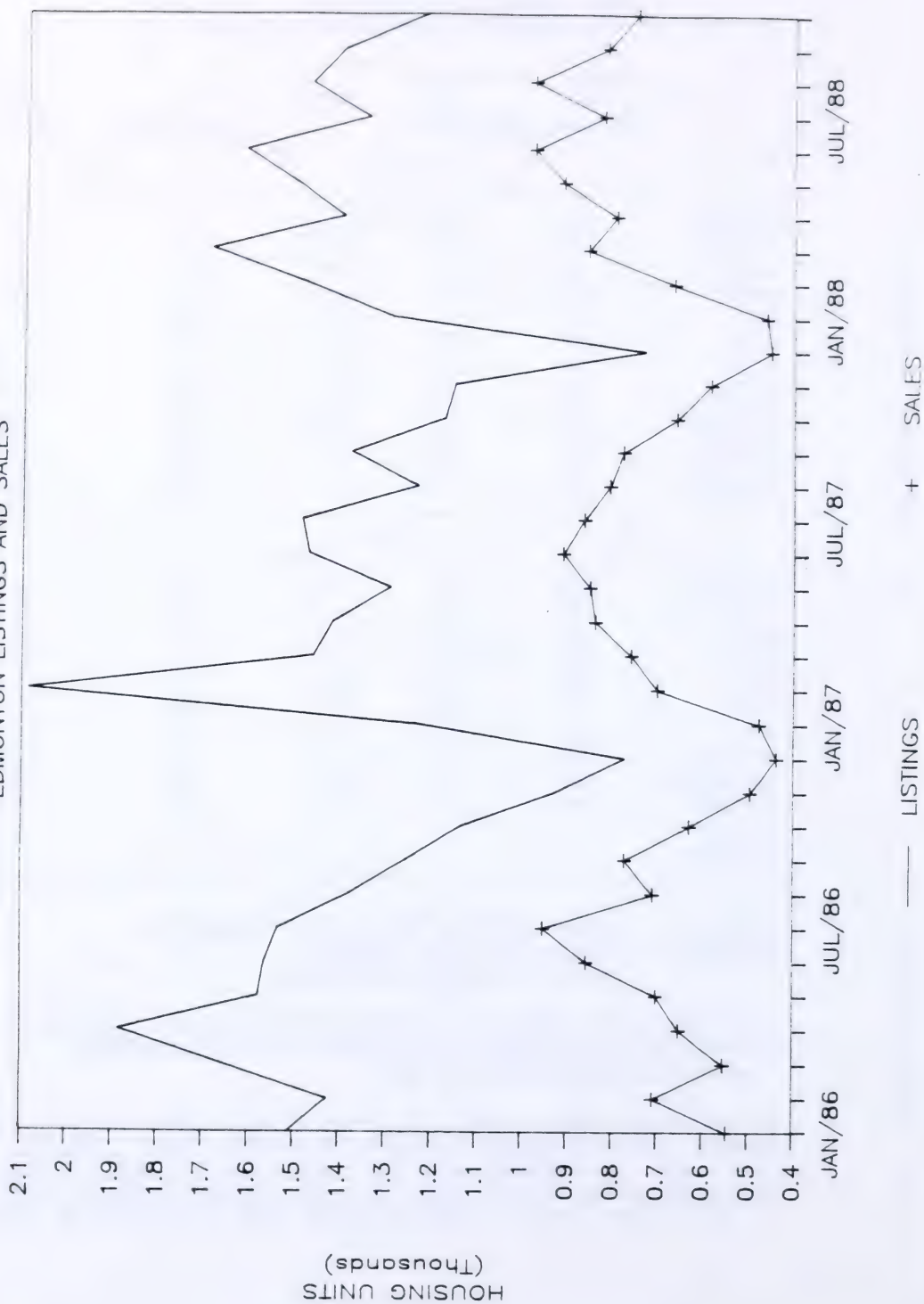


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118
1988				
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	87529
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER	1218	751	.62	82043
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 11
CALGARY LISTINGS AND SALES

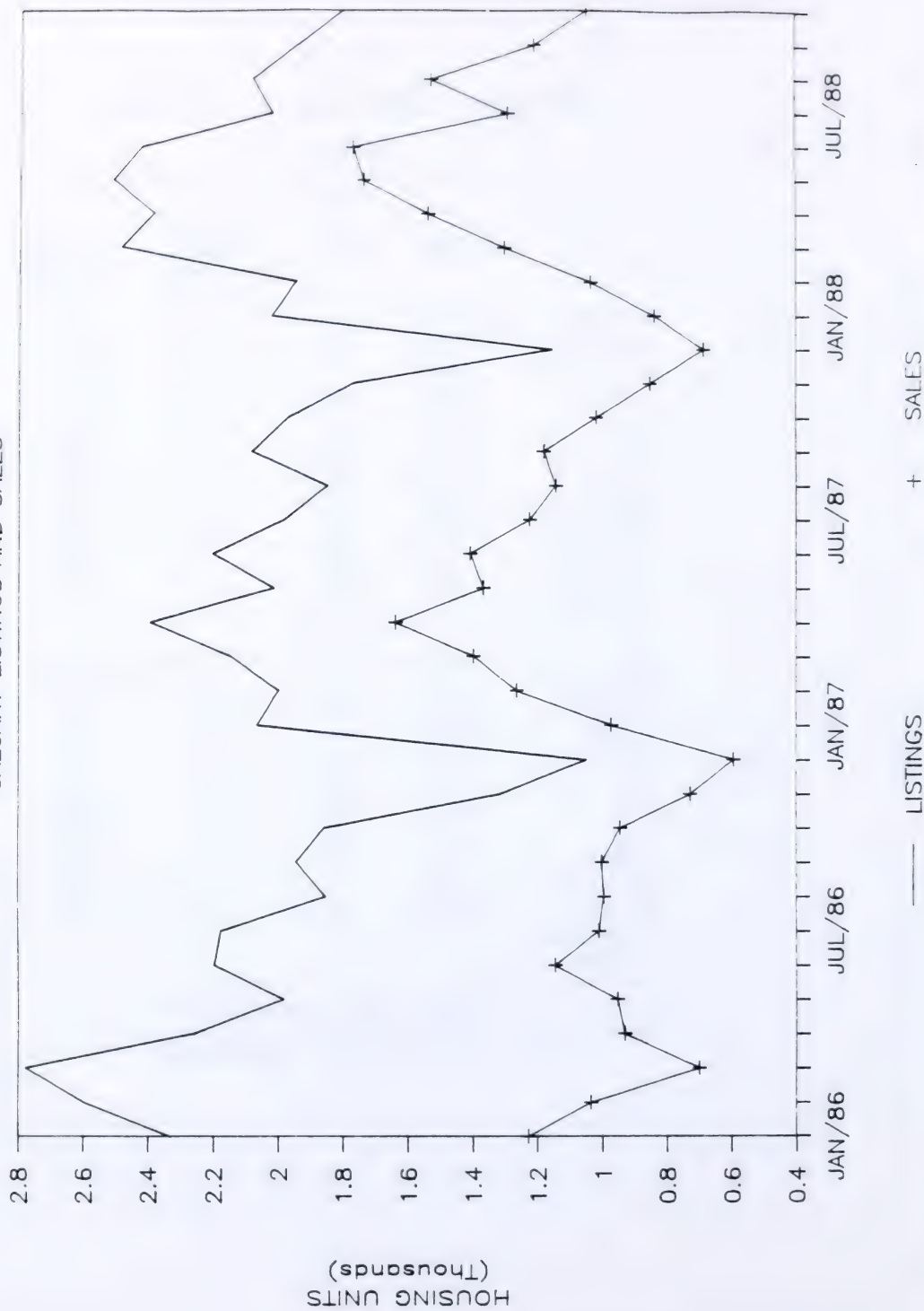


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585

1988				
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

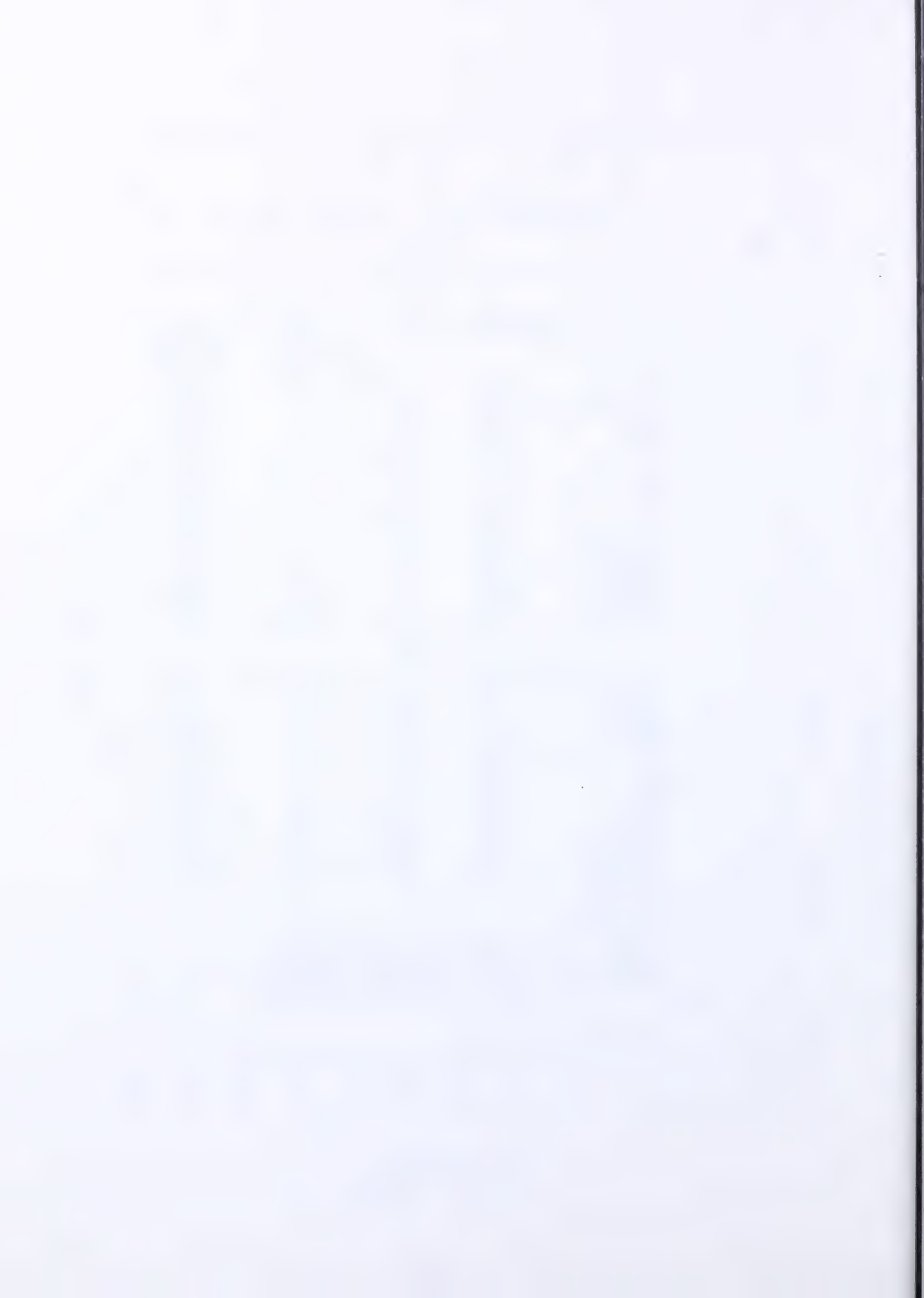


FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

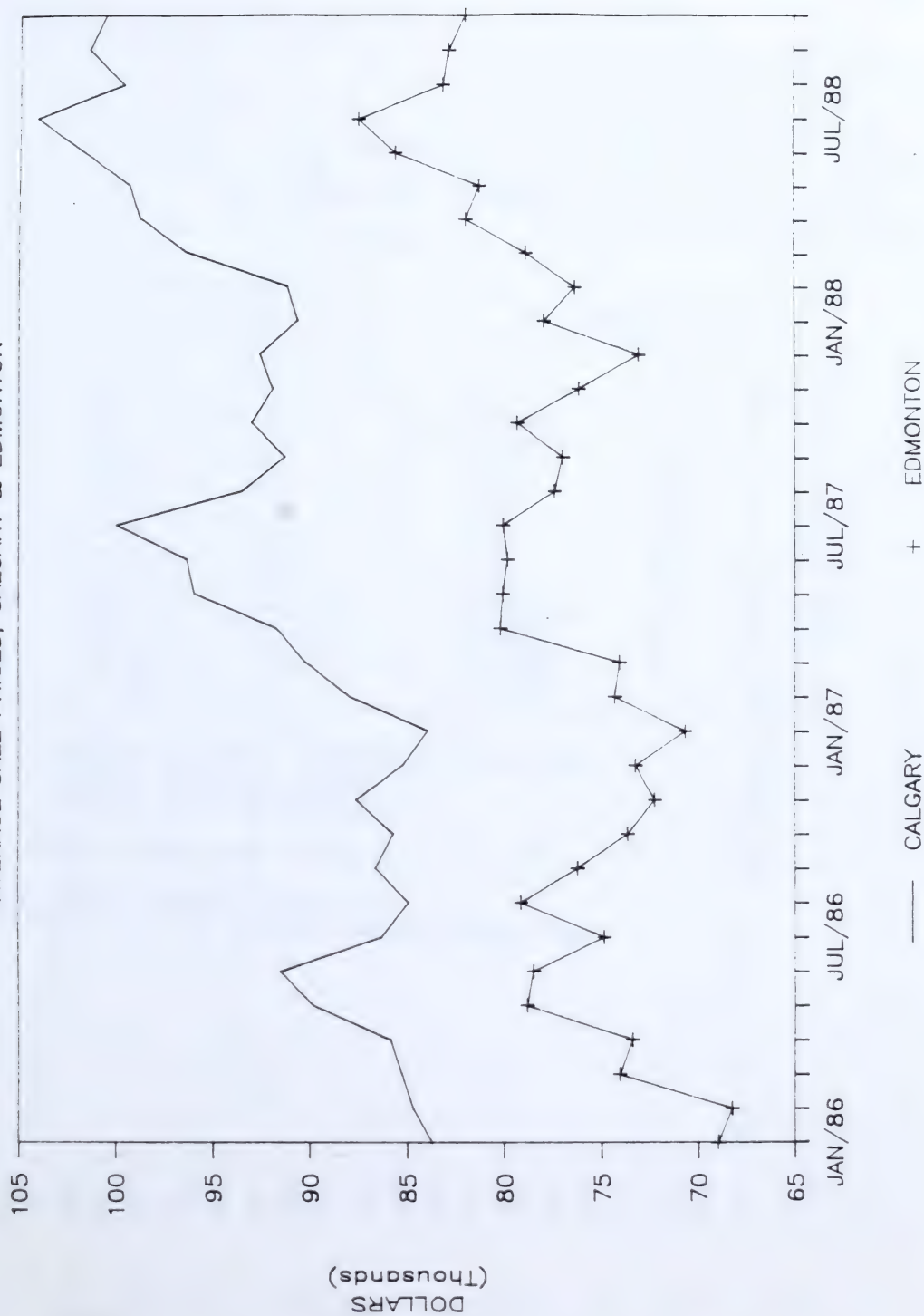


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

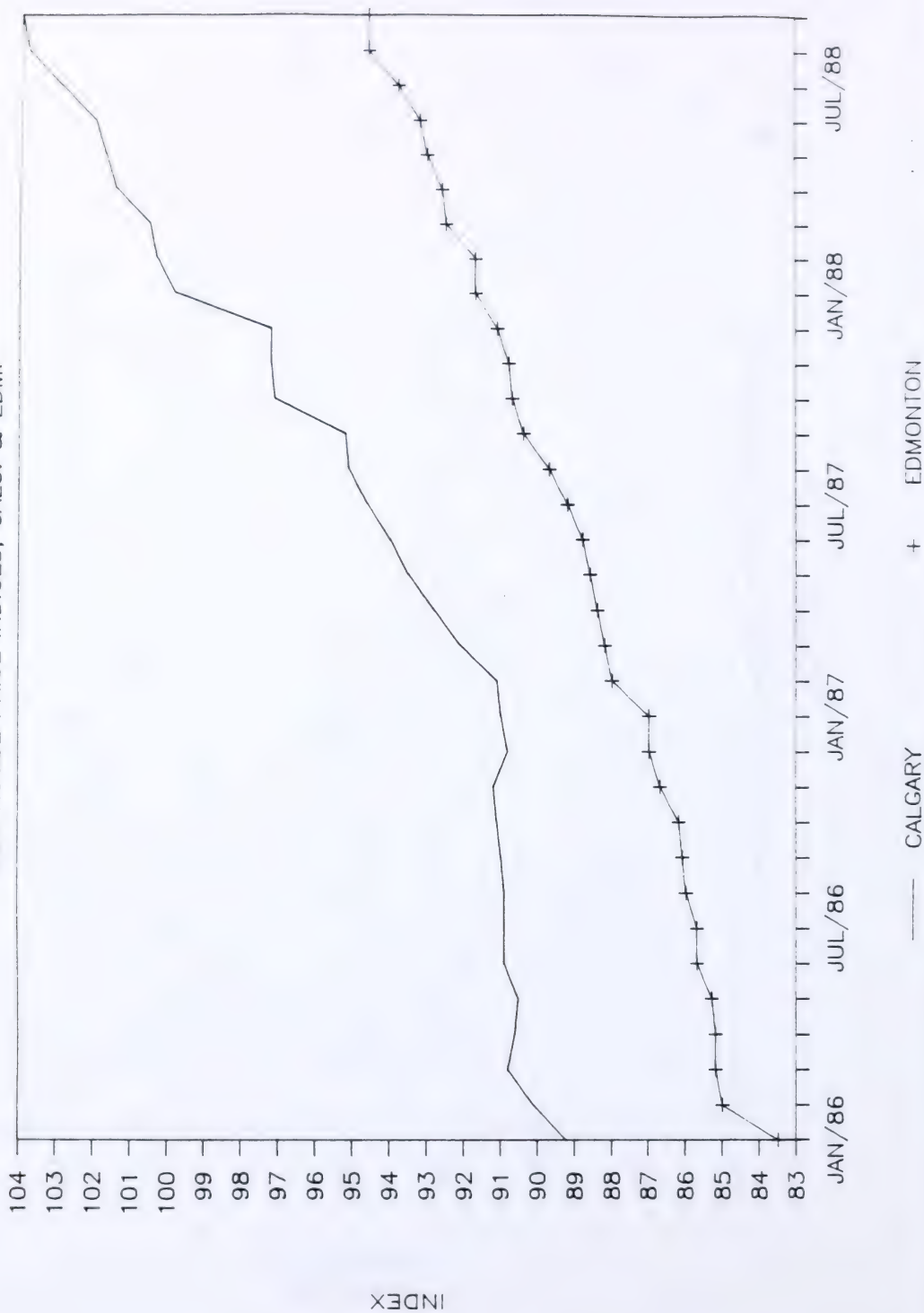


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1	100.5	MARCH	88.2	92.5
APRIL	92.8	101.4	APRIL	88.4	92.6
MAY	93.5	101.7	MAY	88.6	93.0
JUNE	94.0	101.7	JUNE	88.8	93.0
JULY	94.6	102.9	JULY	89.2	93.8
AUGUST	95.1	103.8	AUGUST	89.7	94.6
SEPTEMBER	95.2	104.0	SEPTEMBER	90.4	94.6
OCTOBER	97.1		OCTOBER	90.7	
NOVEMBER	97.2		NOVEMBER	90.8	
DECEMBER	97.2		DECEMBER	91.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

1-2517
JAN - 8 1988

RESIDENTIAL CONSTRUCTION IN ALBERTA

NOVEMBER 1988

Alberta
MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA

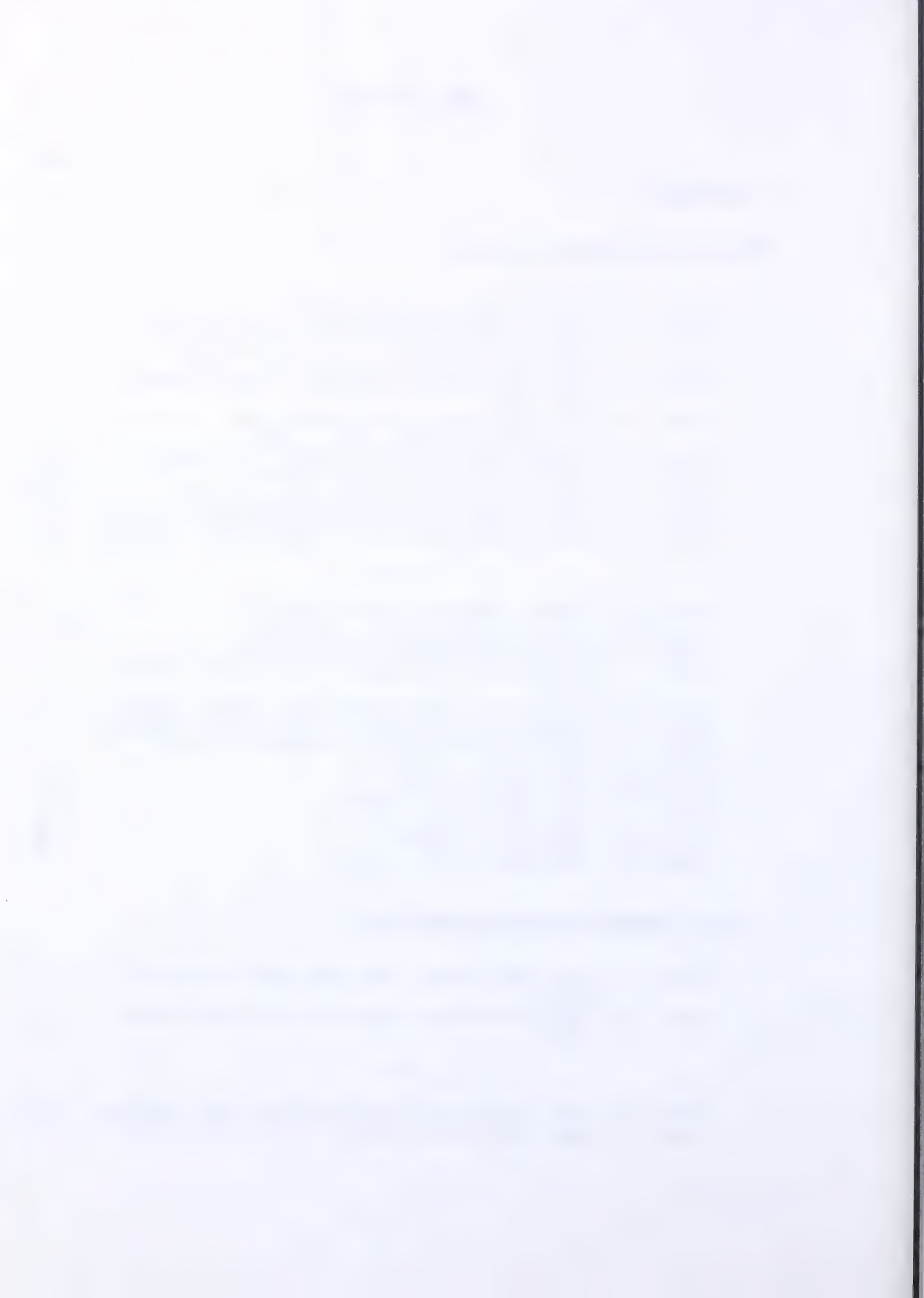
NOVEMBER 1988

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



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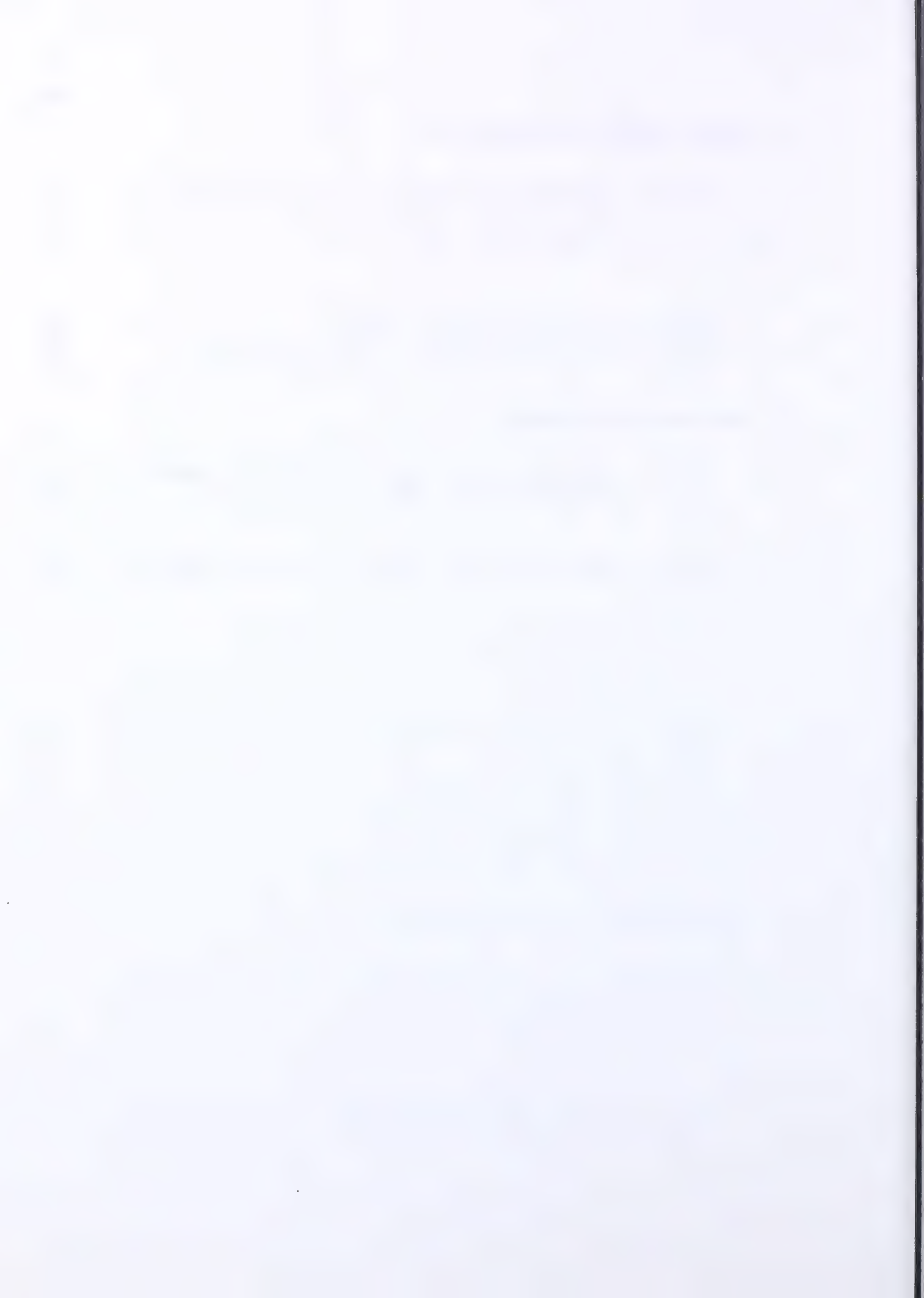
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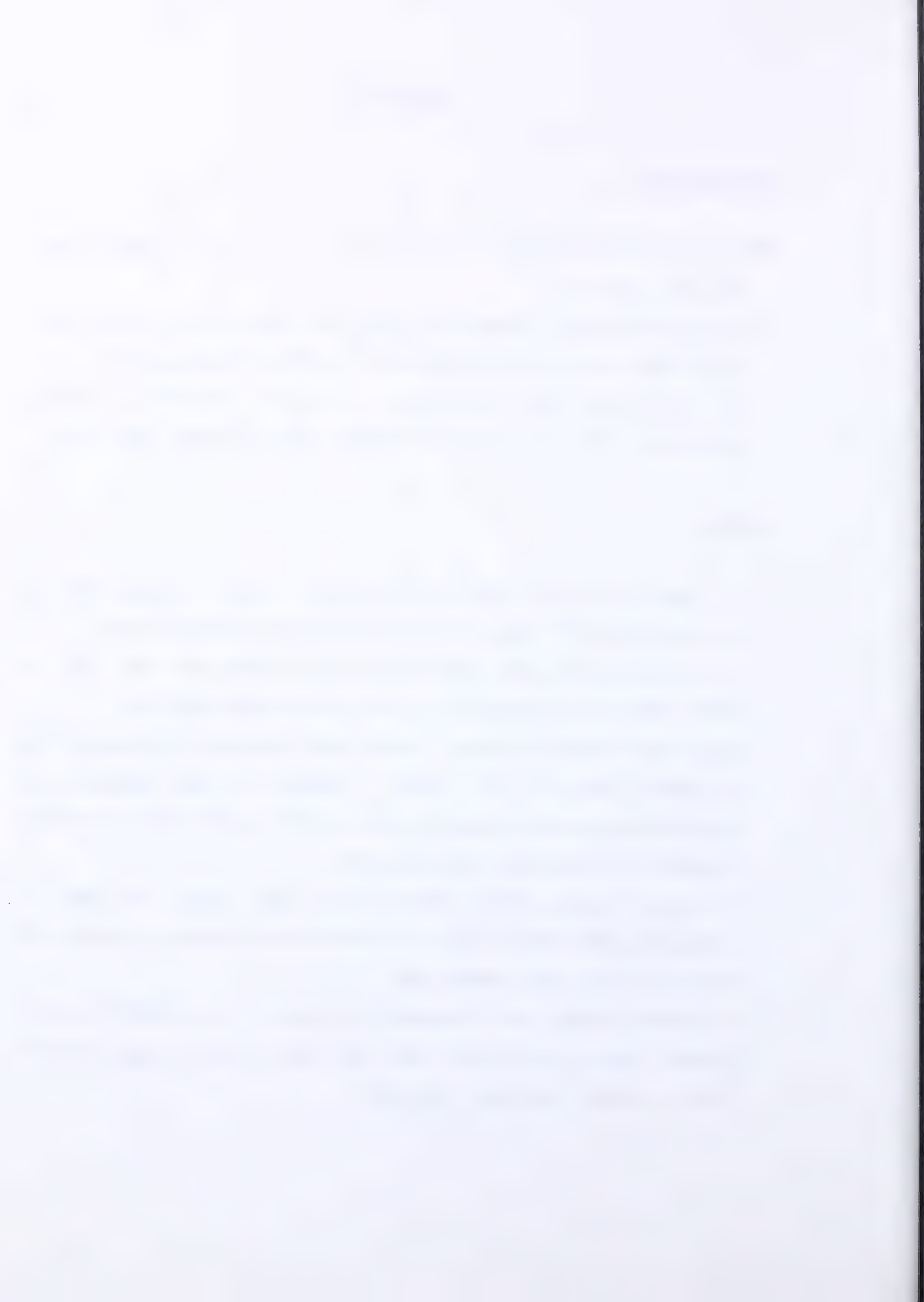
HIGHLIGHTS

Urban Alberta

- ° Housing starts for November reached 1,050 units, up 12% in comparison with 936 units a year ago.
- ° Total starts to date (8,490 units) also rose by 9% over the previous year. Single family starts increased by 4% while multiples jumped by 52%.
- ° The 3,786 units under construction in November represented a similar percentage increase (3%) from both October 1988 and November 1987 levels.

Calgary

- ° For the fourth straight month, housing starts in Calgary increased from the previous year to 455 units, up 13% from 404 units in November 1987.
- ° Total starts for the year also increased 8% to 3,489 units from 3,224 for 1987. Both singles and multiples were up 5% and 39% respectively.
- ° Despite the increase in starts, housing under construction dropped 2% from the month before to 1,701 units. Inventory of newly completed and unoccupied housing also dropped to only 123 units as the rate of absorption reached an all-time high of 81% last month.
- ° The resale housing market continued to be very active last month as indicated by the ratio of sales to listings which reached .71 and the 32% increase in sales over November 1987.
- ° The average selling price increased 3% to \$103,471 from \$100,538 the month before. The new housing price index continued to show an upward trend to 104.6 in October, up 8% over last year.



Edmonton

- ° Edmonton's housing starts increased again to 427 units last month, up 16% in comparison to November 1987. Multiples accounted for 37% (156 units) of the total.
- ° Total starts to date also showed an impressive 16% increase to 3,846 units compared to 3,309 in 1987. Multiples jumped 124% while singles increased 6%.
- ° Housing under construction increased to 1,569 units, 24% ahead of last year's level (1,268). Inventory of newly completed and unoccupied housing continued its upward movement to 188 units in November.
- ° In the resale housing market, 678 residential properties were sold during the month. Although this level was a 10% decrease from October 1988, normal for this time of the year, it was still 16% higher than the November 1987 level.
- ° The average selling price increased to \$85,120 last month, up 4% and 12% from both the October 1988 and November 1987 average price. The new housing price index showed a marginal increase to 94.8 in October.



TABLE 1

NOV-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	377	2	76	0	455	13
CAMROSE	2	0	0	0	2	100
EDMONTON M.A.	271	66	12	78	427	16
FORT MCMURRAY	4	0	0	0	4	*
GRANDE PRAIRIE	10	0	0	0	10	-38
LETHBRIDGE	10	2	0	0	12	-45
LLOYDMINSTER(ALTA. PART)	13	2	0	0	15	275
MEDICINE HAT	29	0	0	0	29	-62
RED DEER	9	18	30	24	81	252
WETASKWIN	2	0	0	0	2	-67
OTHER CENTRES **	13	0	0	0	13	-19
TOTAL	740	90	118	102	1050	12

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

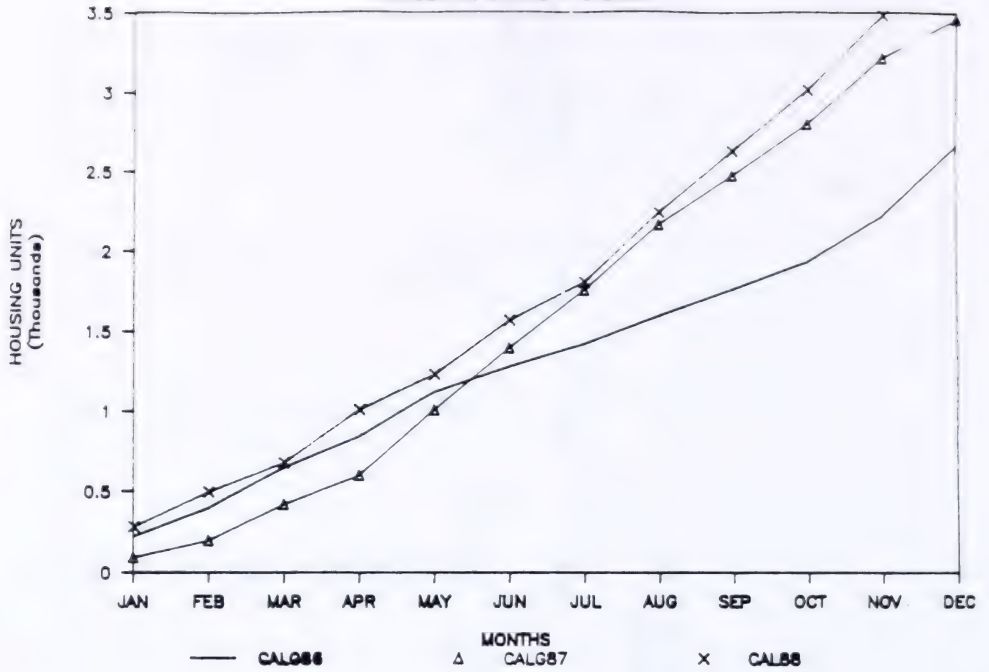


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

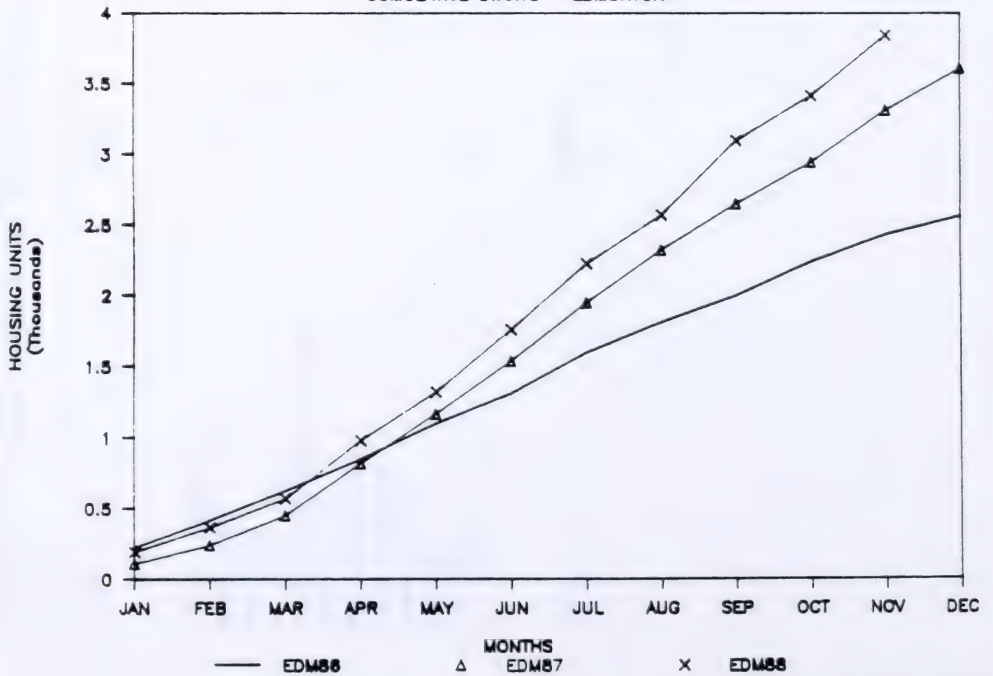


TABLE 2

NOV-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMI'S		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1987	1988	1987	1988	1987	1988	1987	1988	1987	1988
CALGARY	2947	3105	44	272	145	101	88	11	3224	3489
CAMROSE	39	18	0	0	0	8	0	0	39	26
EDMONTON M.A.	3032	3226	96	156	105	186	76	278	3309	3846
FORT MCMURRAY	13	35	0	0	0	0	0	0	13	35
GRANDE PRAIRIE	141	130	10	2	0	0	0	0	151	132
LETHBRIDGE	180	157	10	10	32	0	0	33	222	200
LLOYDMINSTER (ALTA. PART)	46	51	0	2	0	0	0	0	46	53
MEDICINE HAT	169	127	8	6	25	18	28	7	230	158
RED DEER	236	167	8	48	147	162	58	24	449	401
WETASKIWIN	46	35	0	2	0	6	0	0	46	43
OTHER CENTRES **	60	105	0	2	0	0	0	0	60	107
TOTAL	6909	7156	176	500	454	481	250	353	7789	8490
PERCENT CHANGE BY TYPE		4		184		6		41		9

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

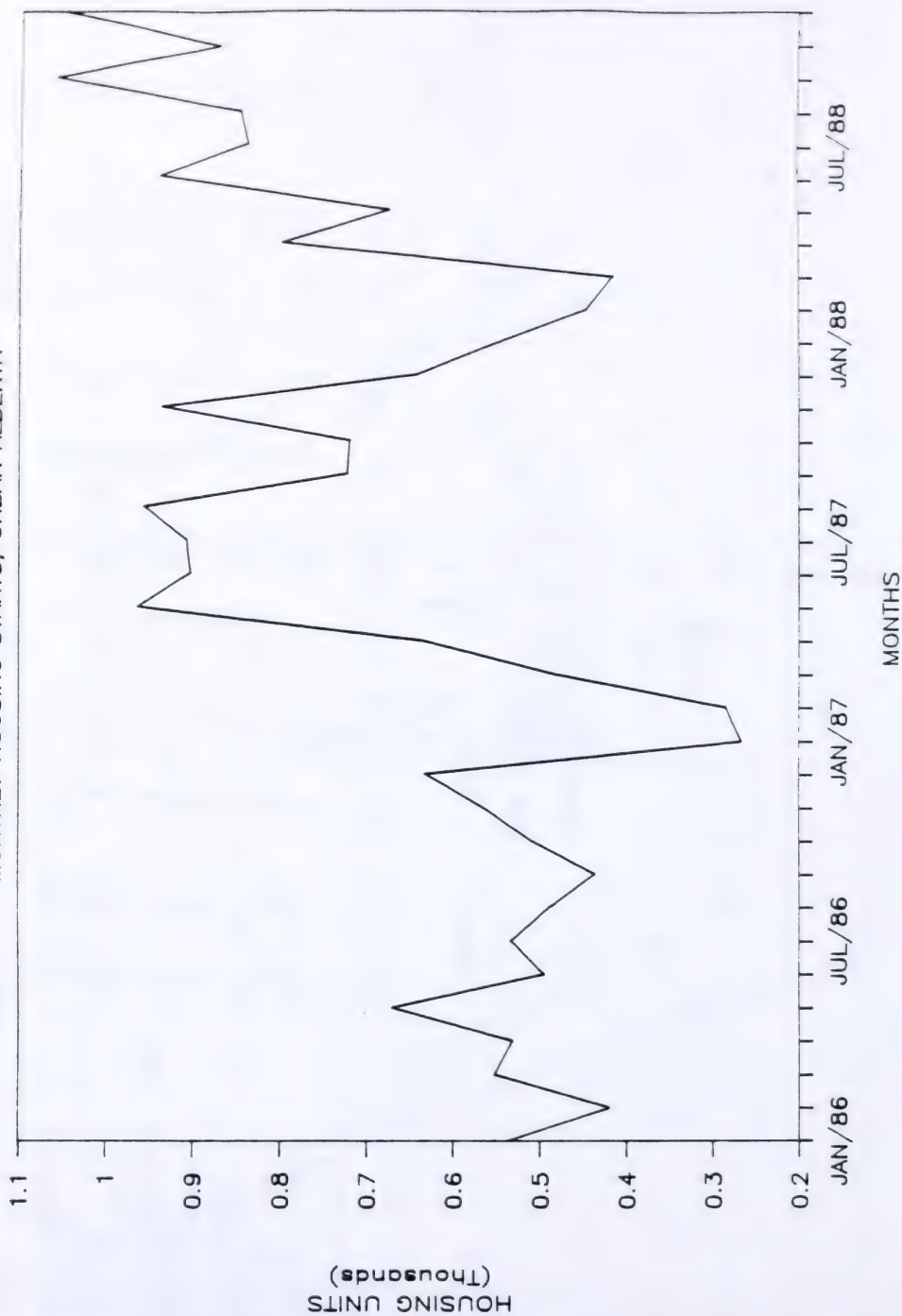


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	447	56
MARCH	485	416	-14
APRIL	639	799	25
MAY	964	675	-30
JUNE	903	940	4
JULY	908	838	-8
AUGUST	957	847	-11
SEPTEMBER	723	1060	47
OCTOBER	720	871	21
NOVEMBER	936	1050	12
DECEMBER	643		
TOTAL	8432	8490	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., PORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

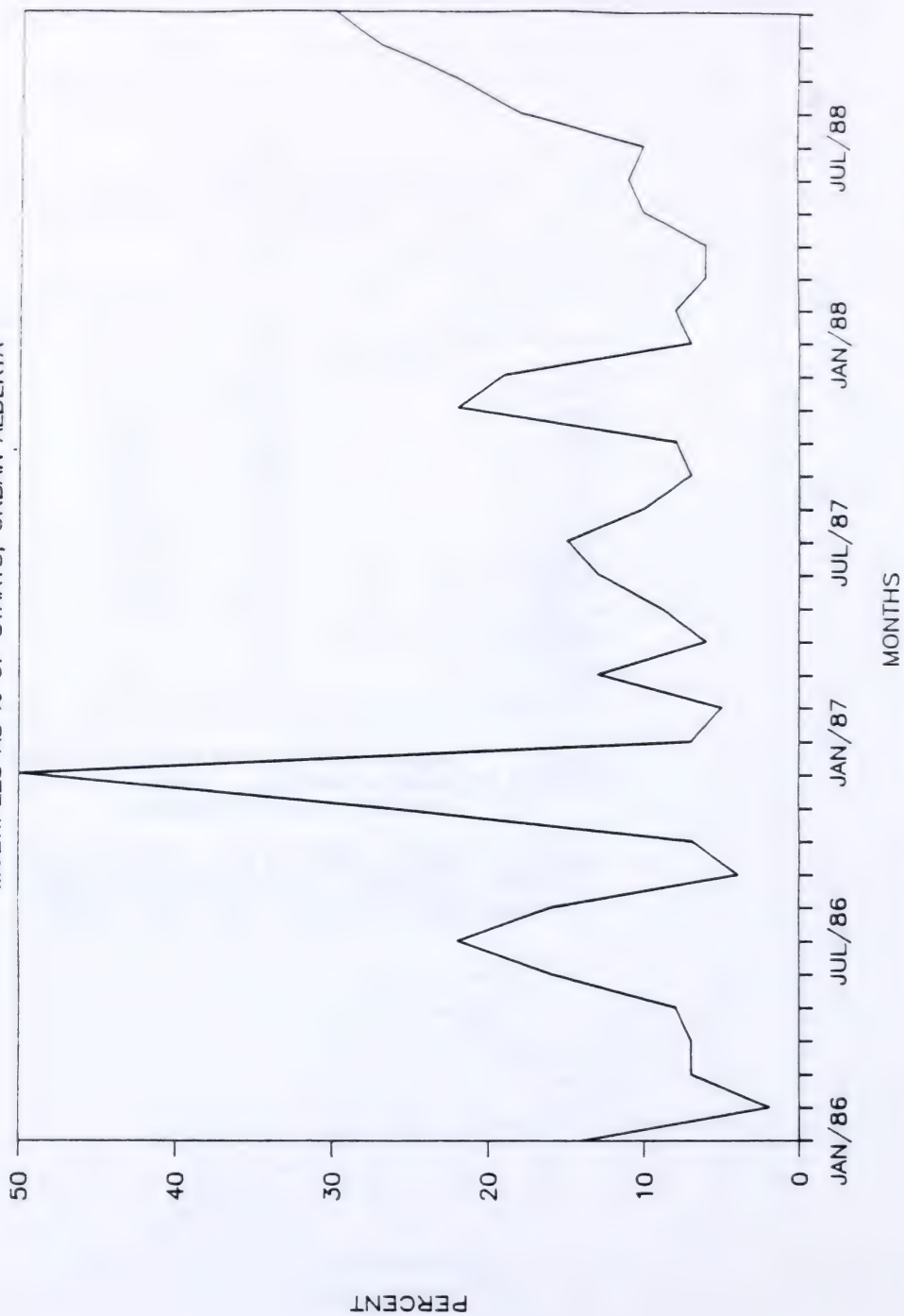


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER				
TOTAL	8490	7156	1334	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

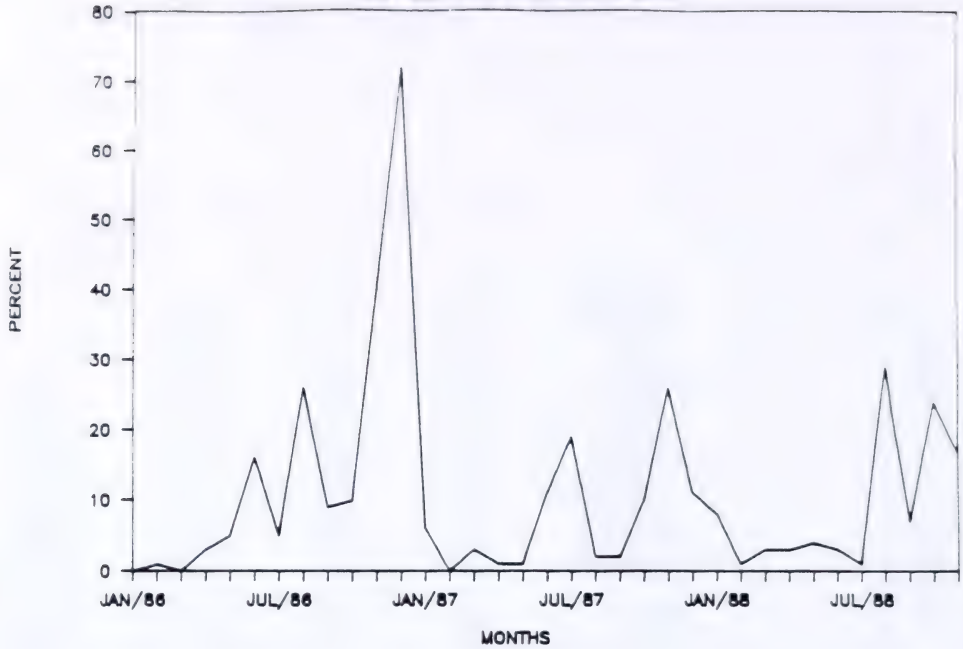


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

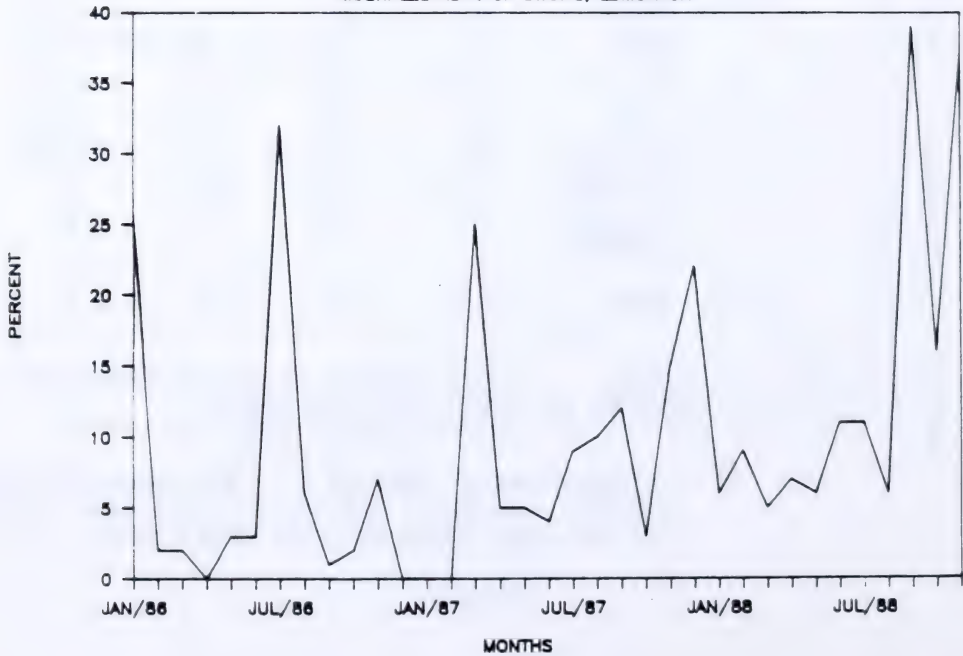


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987					EDMONTON (METRO)				
CALGARY									
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	97	91	6		JANUARY	113	0	0	
FEBRUARY	104	104	0		FEBRUARY	130	0	0	
MARCH	223	217	3		MARCH	210	158	52	25
APRIL	182	180	1		APRIL	366	349	17	5
MAY	408	404	1		MAY	350	334	16	5
JUNE	389	348	11		JUNE	371	355	16	4
JULY	367	299	19		JULY	410	374	36	9
AUGUST	413	405	2		AUGUST	372	334	38	10
SEPTEMBER	317	311	2		SEPTEMBER	327	289	38	12
OCTOBER	320	288	10		OCTOBER	292	282	10	3
NOVEMBER	404	300	26		NOVEMBER	368	314	54	15
DECEMBER	242	215	11		DECEMBER	299	233	66	22
TOTAL	3466	3162	9		TOTAL	3608	3265	343	10
1988					EDMONTON (METRO)				
CALGARY									
JANUARY	290	268	8		JANUARY	200	188	12	6
FEBRUARY	214	212	1		FEBRUARY	174	159	15	9
MARCH	183	177	3		MARCH	201	190	11	5
APRIL	334	325	3		APRIL	409	379	30	7
MAY	217	209	4		MAY	342	320	22	6
JUNE	343	332	3		JUNE	437	389	48	11
JULY	241	239	1		JULY	466	415	51	11
AUGUST	439	313	29		AUGUST	343	322	21	6
SEPTEMBER	396	368	7		SEPTEMBER	527	323	204	39
OCTOBER	377	285	24		OCTOBER	320	270	50	16
NOVEMBER	455	377	17		NOVEMBER	427	271	156	37
DECEMBER					DECEMBER				
TOTAL	3489	3105			TOTAL	3846	3226		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

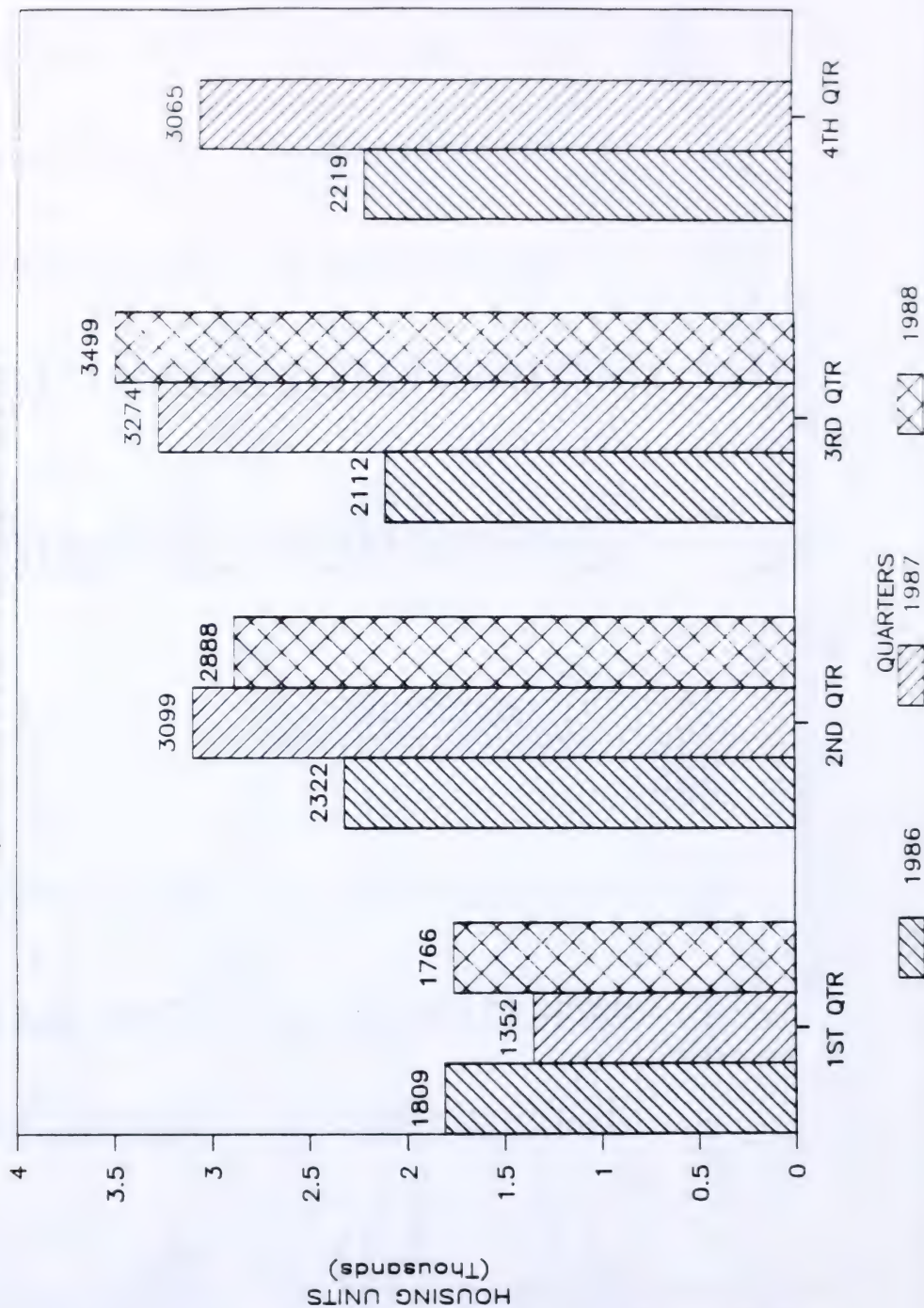


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1987 - 1988

	1987	1988	PERCENT CHANGE
FIRST QUARTER	1352	1766	31
SECOND QUARTER	3099	2888	-7
THIRD QUARTER	3274	3499	7
FOURTH QUARTER	3065		
TOTAL	10790	8153	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

TABLE 7

NOV-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	393	60	39	0	492	207
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	327	8	16	0	351	5
FORT MCMURRAY	8	0	0	0	8	33
GRANDE PRAIRIE	18	0	0	0	18	38
LETHBRIDGE	7	0	0	0	7	-68
LLOYDMINSTER(ALTA. PART)	8	0	0	0	8	-33
MEDICINE HAT	12	0	0	0	12	-56
RED DEER	13	0	4	0	17	-87
WETASKIWIN	7	0	0	0	7	40
OTHER CENTRES **	10	0	0	0	10	-55
TOTAL	803	68	59	0	930	27

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

NOV-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1394	216	76	15	1701	14
CAMROSE	8	0	8	0	16	14
EDMONTON M.A.	1146	92	120	211	1569	24
FORT MCMURRAY	12	0	0	0	12	300
GRANDE PRAIRIE	47	0	0	0	47	-27
LETHBRIDGE	52	6	0	33	91	-1
LLOYDMINSTER(ALTA. PART)	27	2	0	0	29	81
MEDICINE HAT	57	2	0	4	63	-39
RED DEER	51	44	75	24	194	118
WETASKIWIN	11	0	0	0	11	-42
OTHER CENTRES **	53	0	0	0	53	152
TOTAL	2858	362	279	287	3786	3

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

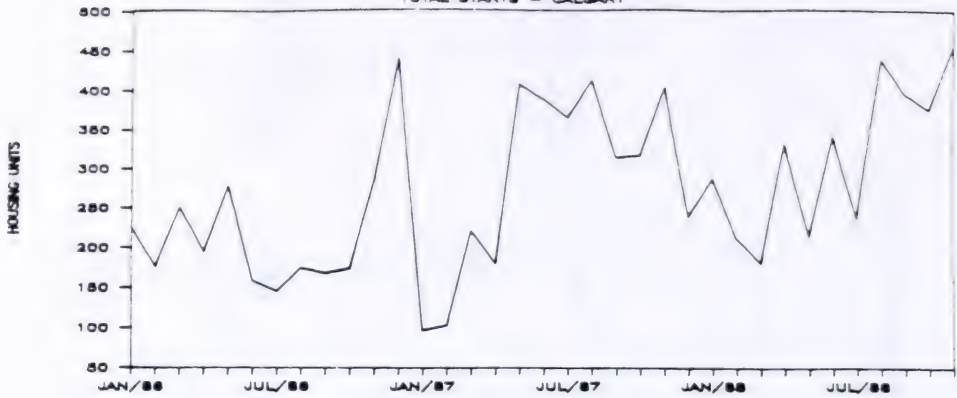


FIGURE 6B
COMPLETIONS - CALGARY

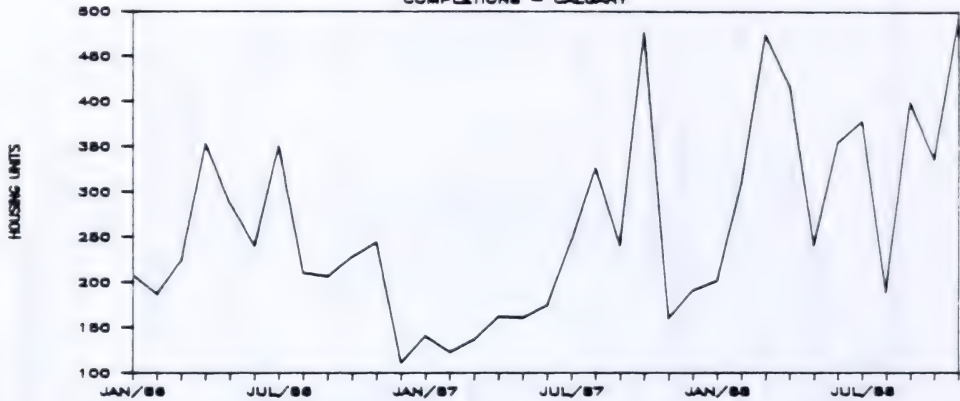


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

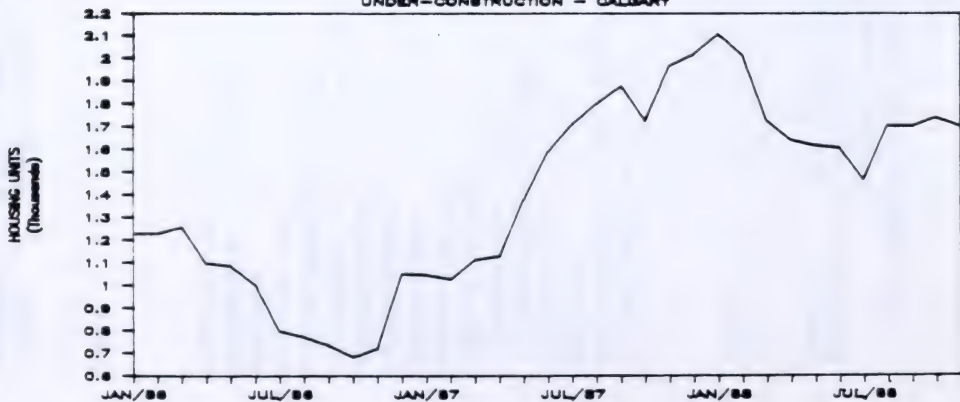


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1987			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
1988			
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

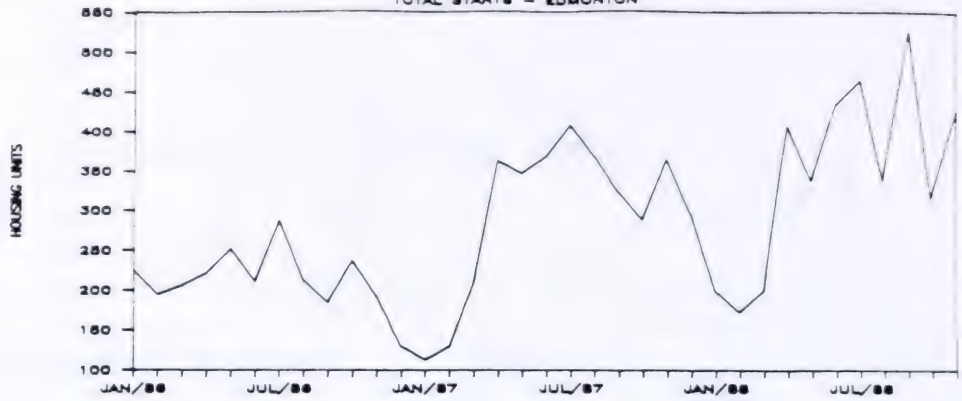


FIGURE 7B
COMPLETIONS - EDMONTON

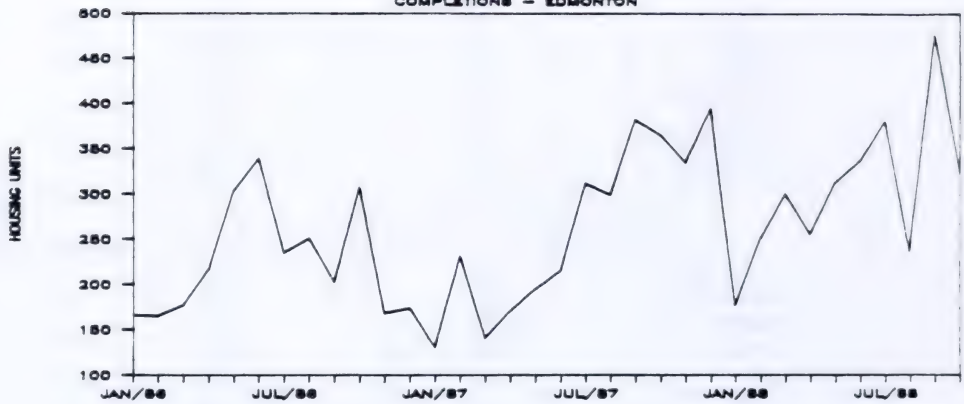


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

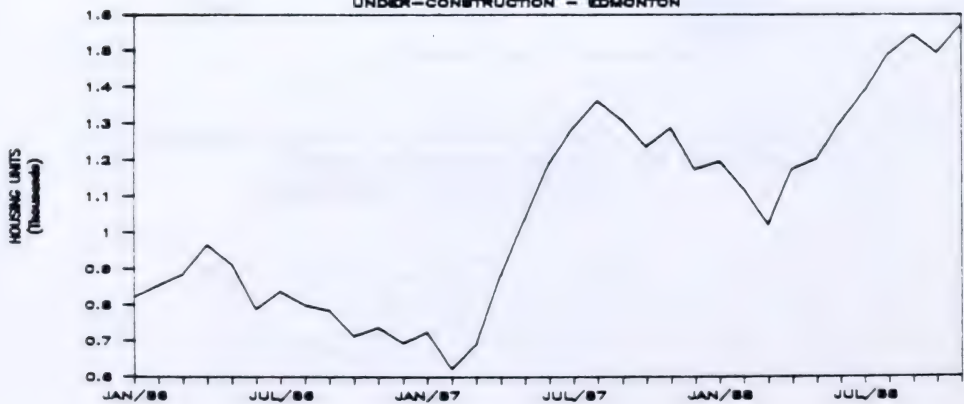


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

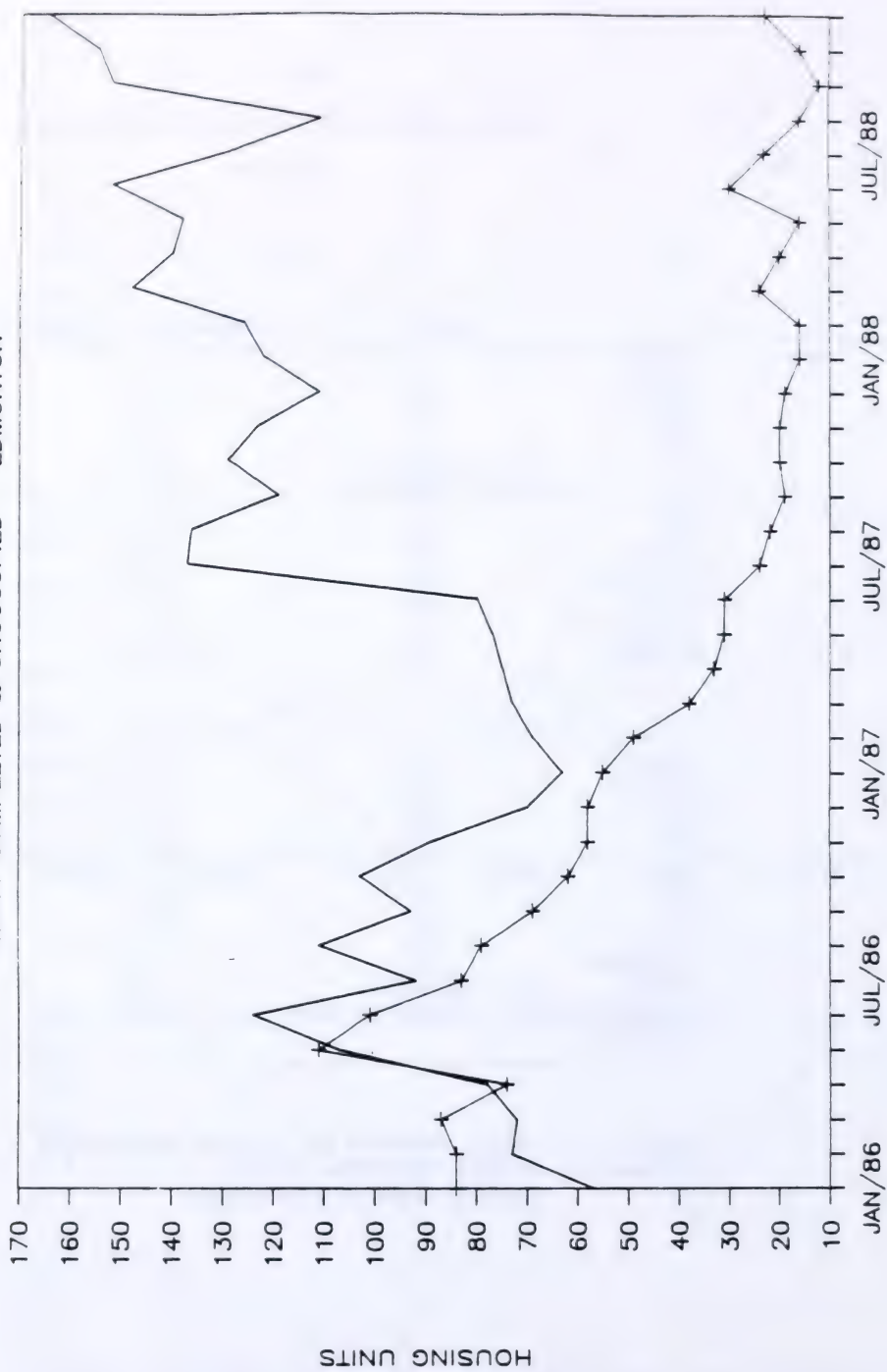
----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172
----- 1988 -----			
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED -- EDMONTON



— SINGLES & DUPL.

+ APARTS. & R. HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					

JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76

1988					

JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

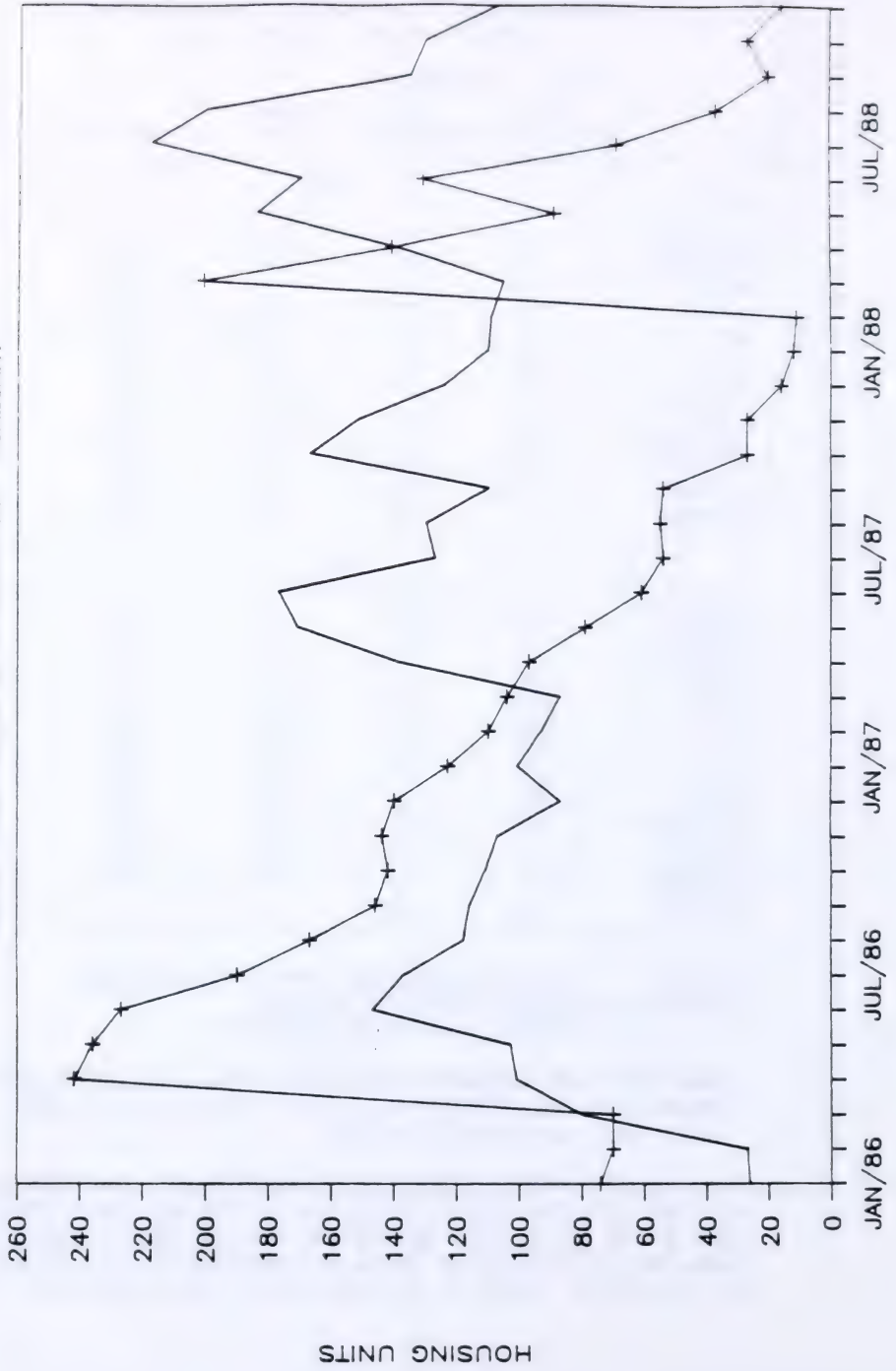
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY



— SINGLES & DUPL. + APARTS. & R. HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62

1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

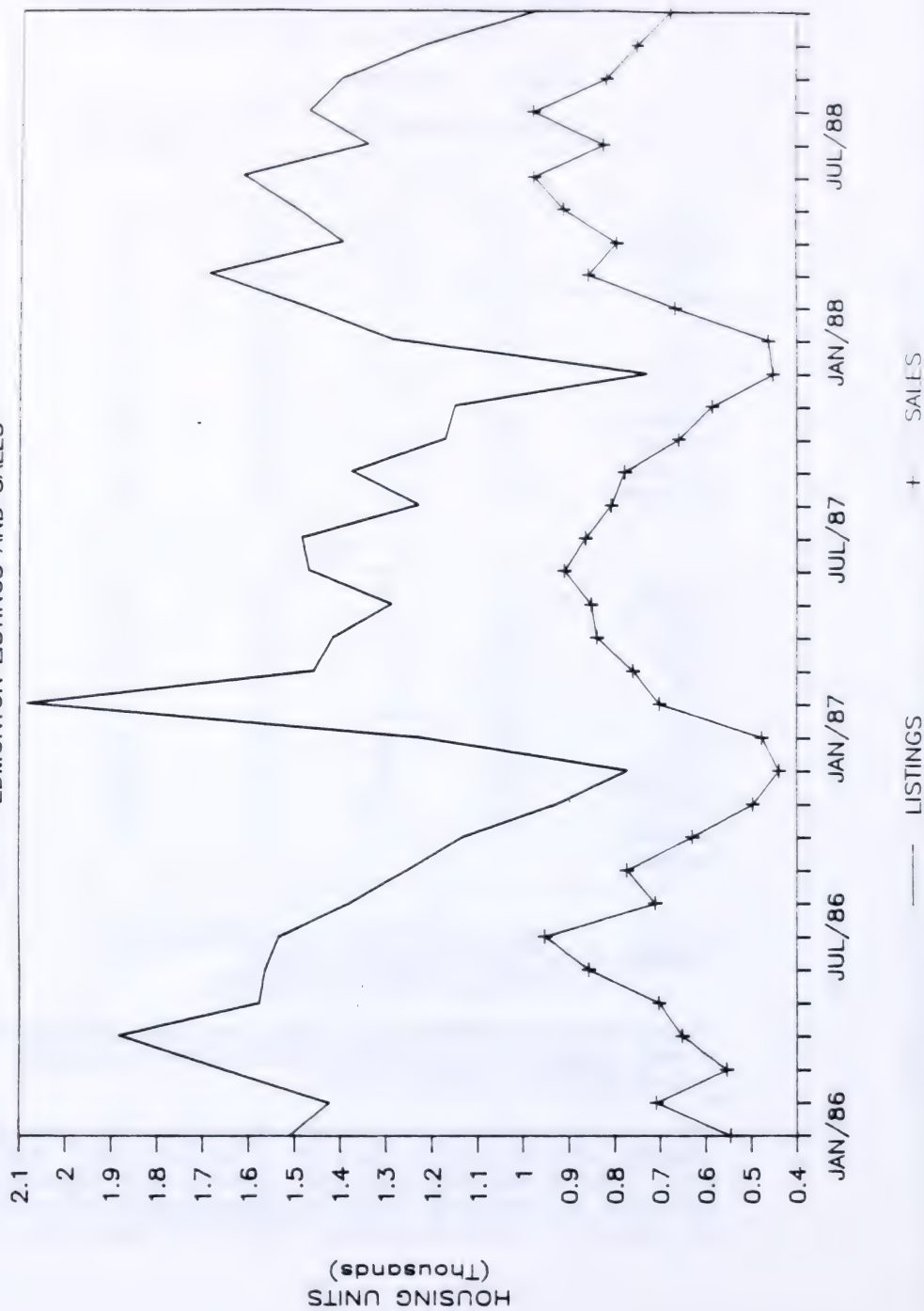


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118

1988				
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	85372
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER	1218	751	.62	82043
NOVEMBER	978	678	.69	85120
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11
CALGARY LISTINGS AND SALES

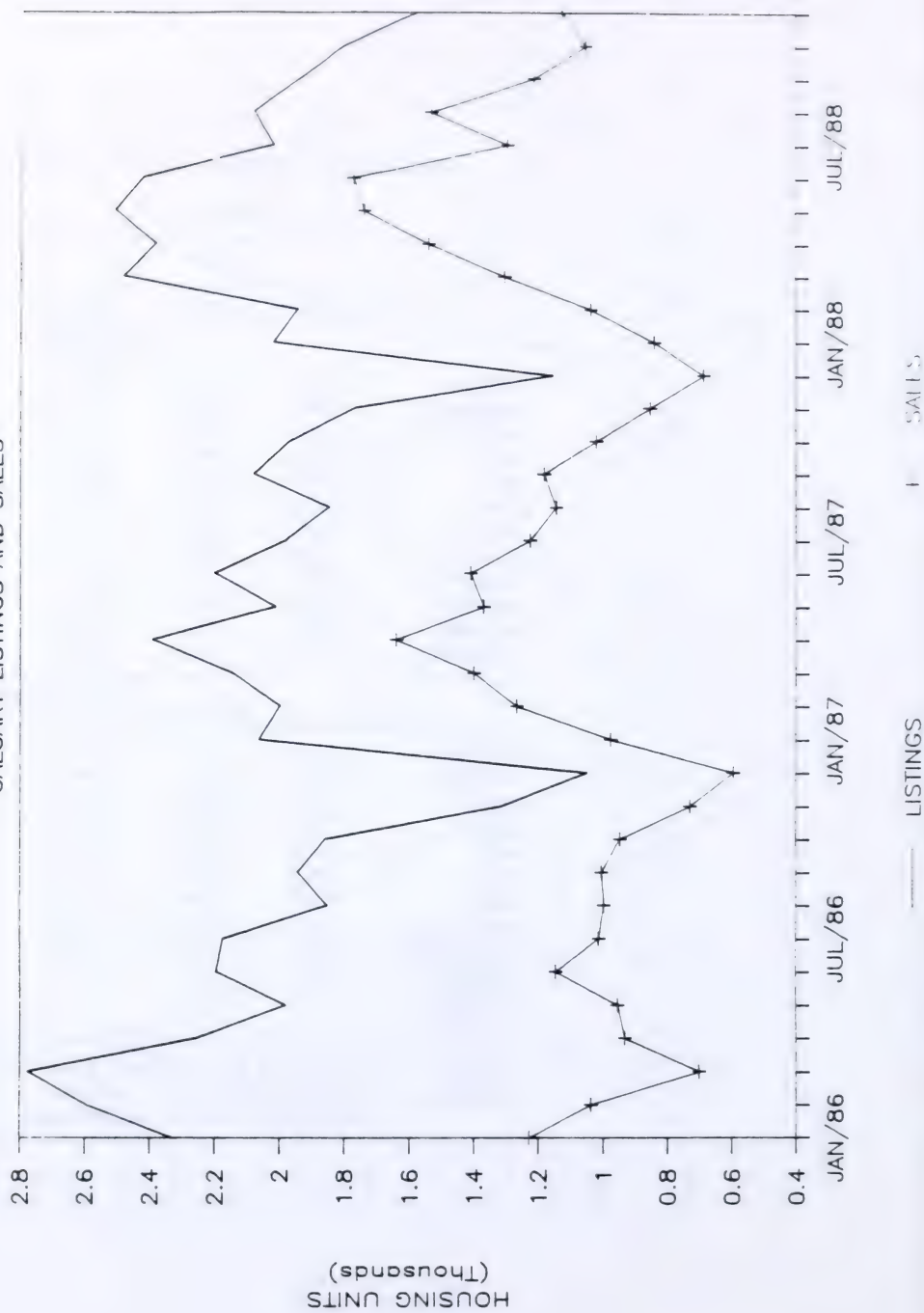


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585
1988				
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT



FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

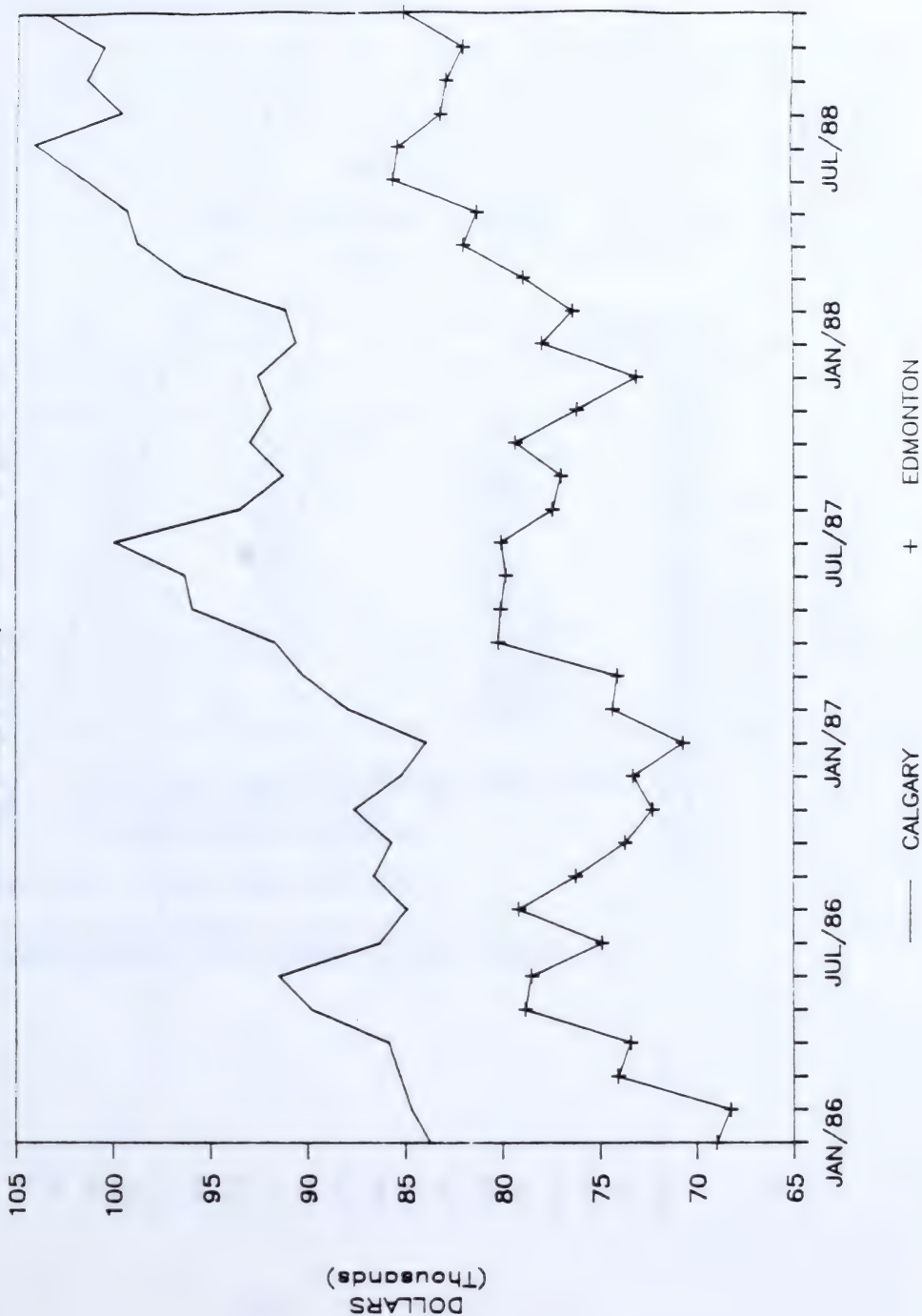


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

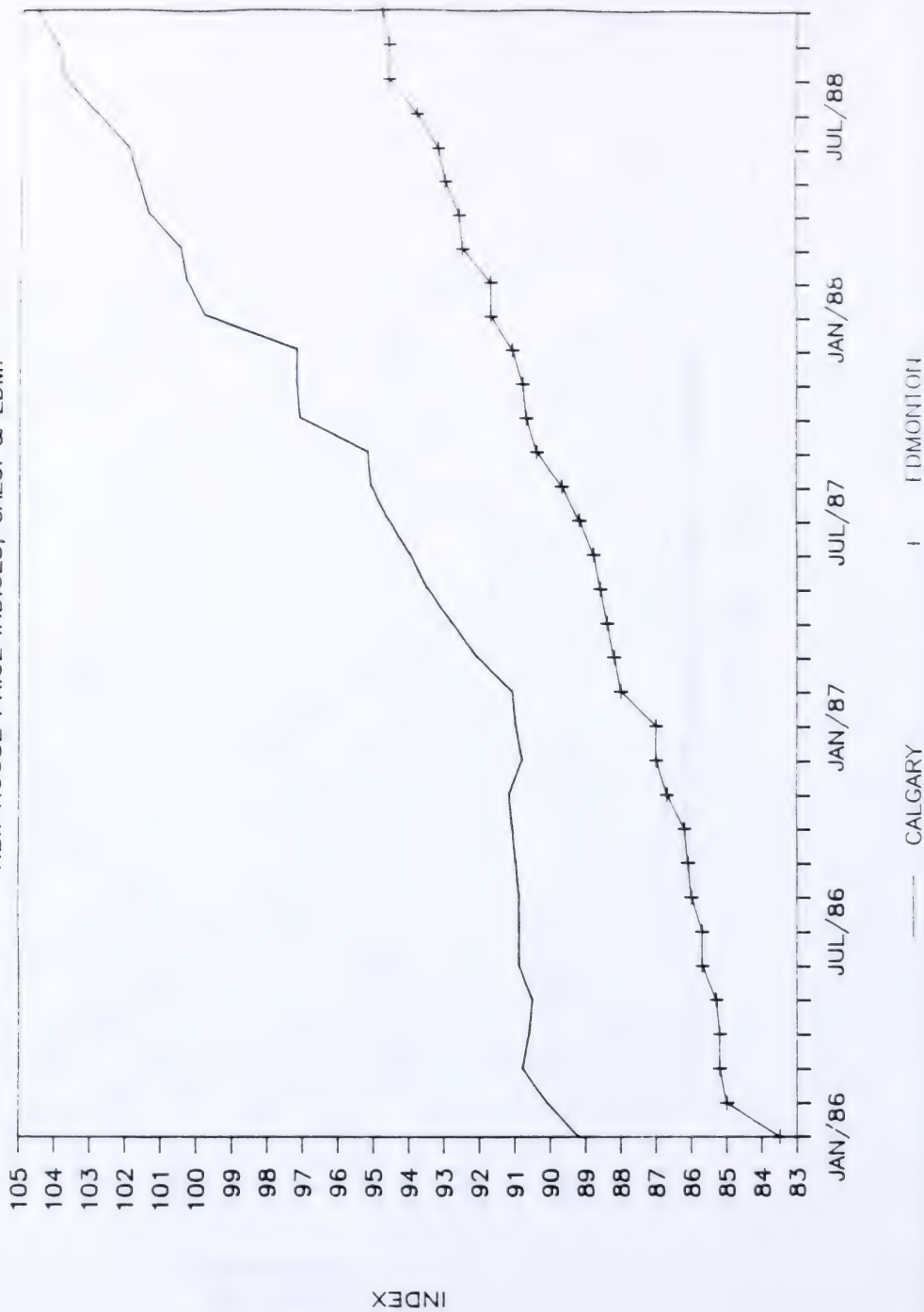


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1	100.5	MARCH	88.2	92.5
APRIL	92.8	101.4	APRIL	88.4	92.6
MAY	93.5	101.7	MAY	88.6	93.0
JUNE	94.0	101.7	JUNE	88.8	93.0
JULY	94.6	102.9	JULY	89.2	93.8
AUGUST	95.1	103.8	AUGUST	89.7	94.6
SEPTEMBER	95.2	104.0	SEPTEMBER	90.4	94.6
OCTOBER	97.1	104.6	OCTOBER	90.7	94.8
NOVEMBER	97.2		NOVEMBER	90.8	
DECEMBER	97.2		DECEMBER	91.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



AL 1.611

12
JAN 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

DECEMBER 1988

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat



RESIDENTIAL CONSTRUCTION
IN ALBERTA

DECEMBER 1988

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT .



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* * * *

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HIGHLIGHTS

Alberta

- ° In the fourth quarter, housing starts rose by 5% to 3,207 units from 3,065 for 1987, bringing the total starts for the year 1988 to a level of 11,360 units, 5% greater than 1987 levels (10,790). This is the highest level since 1983.

Urban Alberta

- ° Urban Alberta's 722 starts in December marks the 4th consecutive months of significant increase over 1987 levels (643).
- ° Total starts for the year 1988 increased by 9% to 9,212 units from 8,432 for 1987. Both singles and multiples were up 4% and 13% respectively.
- ° Camrose, Grande Prairie, Medicine Hat, Red Deer and Wetaskiwin were the centres that recorded decreases in housing starts in 1988.
- ° Housing under construction decreased marginally to 3,750 units from 3,786 the month before. Only 9% or 330 were apartment units.

Calgary

- ° Calgary's starts amounted to 311 units last month, a 29% increase from the December 1987 figure of 242.
- ° Total starts for the year also increased by 10% to 3,800 units from 3,466 for 1987. Single family housing accounted for 88% of the total 1988 starts.
- ° However, housing under construction fell to 1,681 units in December, 17% behind 1987 levels (2,019). Inventory of newly completed and unoccupied housing remained about the same as the previous month with 125 units while the absorption rate slid to 72% compared to 81% the month before.



- ° In the resale housing market, the number of houses sold rose 26% over the same month last year. Total sales reached a record level of 15,327 units in 1988, topping the previous record set in 1985 (14,274).
- ° Despite the increase in sales, the average selling price dropped 9% to \$101,210 from \$103,471 in November, but still 9% higher than the December 1987 average price. The new housing price index also fell slightly to 104.5 in November, the first decrease in two years.

Edmonton

- ° Edmonton's housing starts experienced a seasonal decrease (33%) over the previous month to 287 units in December, down 4% in comparison with 299 units a year ago.
- ° However, total starts for 1988 rose to 4,133 units from 3,608 for 1987, up 15%. This marks the fourth consecutive year that a year-to-year increase has been recorded.
- ° Housing under construction fell slightly to 1,541 units in December from 1,569 the month before, but up 31% over the same period last year. Inventory of newly completed and unoccupied housing remained almost unchanged at 189 units in December.
- ° In the resale housing market, the number of houses sold rose by 14% over December 1987 to 515 units. Total sales for 1988 also reached a record level of 9,239 units, 6% ahead of 1987.
- ° December's average selling price of \$81,271 was an increase of 11% over December 1987. This brought the yearly average selling price to \$81,841 compared to \$76,878 for 1987, up 6%. The new housing price index showed a sharp one-month increase in November of 1% to 96.2.



TABLE 1

DEC-88

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	222	64	21	4	311	29
CAMROSE	2	0	0	0	2	0
EDMONTON M.A.	243	6	7	31	287	-4
FORT MCMURRAY	3	0	0	0	3	200
GRANDE PRAIRIE	11	0	0	0	11	120
LETHBRIDGE	27	6	3	16	52	271
LLOYDMINSTER(ALTA. PART)	8	0	0	0	8	700
MEDICINE HAT	10	0	0	0	10	-67
RED DEER	12	4	9	0	25	-39
WETASKIWIN	3	0	0	0	3	-57
OTHER CENTRES **	6	0	4	0	10	900
TOTAL	547	80	44	51	722	12

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

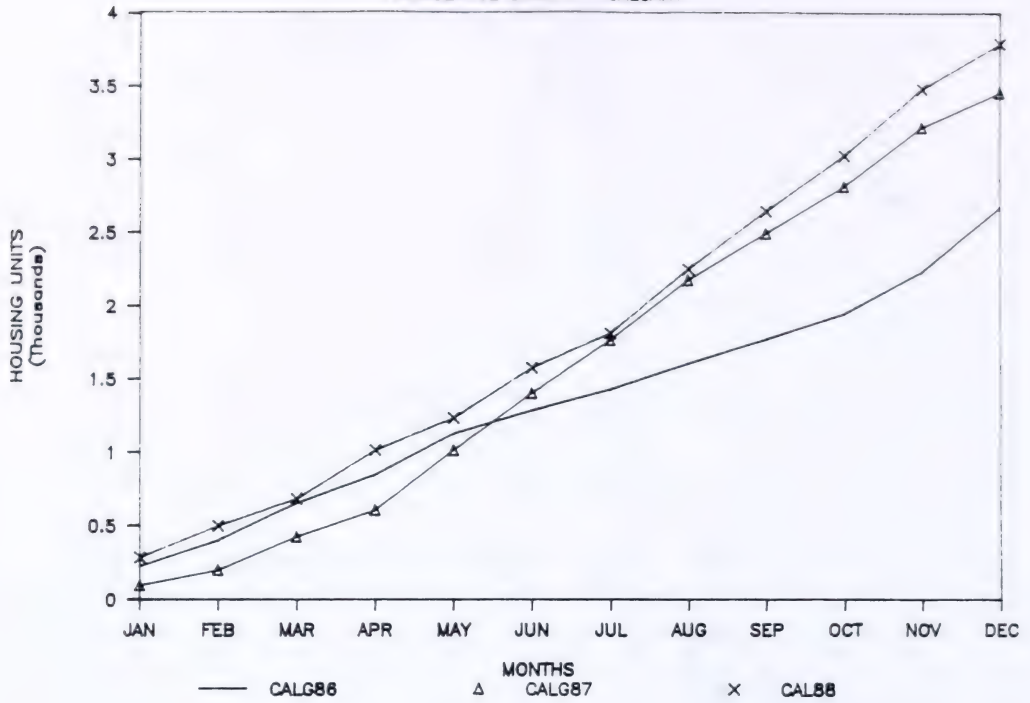


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

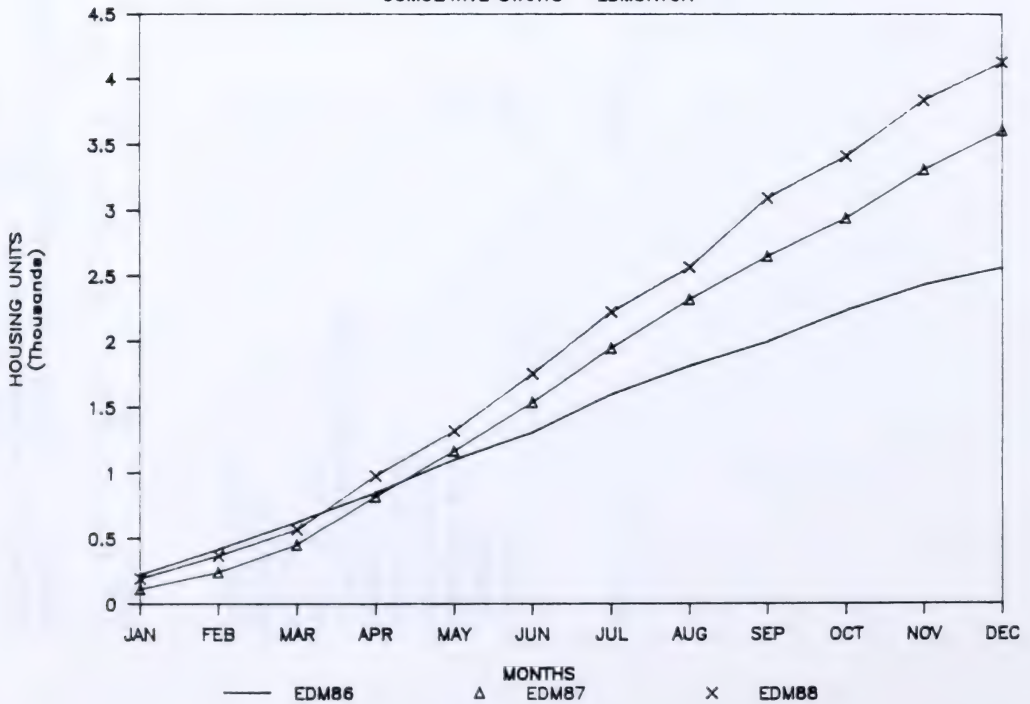


TABLE 2

DEC-88

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1987	1988	1987	1988	1987	1988	1987	1988	
CALGARY	3162	3327	68	336	148	122	88	15	3466 3800
CAMROSE	41	20	0	0	0	8	0	0	41 28
EDMONTON M.A.	3265	3469	138	162	129	193	76	309	3608 4133
FORT McMURRAY	14	38	0	0	0	0	0	0	14 38
GRANDE PRAIRIE	146	141	10	2	0	0	0	0	156 143
LETHBRIDGE	192	184	12	16	32	3	0	49	236 252
LLOYDMINSTER (ALTA. PART)	47	59	0	2	0	0	0	0	47 61
MEDICINE HAT	185	137	10	6	25	18	40	7	260 168
RED DEER	269	179	10	52	153	171	58	24	490 426
WETASKIWIN	50	38	0	2	3	6	0	0	53 46
OTHER CENTRES **	61	111	0	2	0	4	0	0	61 117
TOTAL	7432	7703	248	580	490	525	262	404	8432 9212
PERCENT CHANGE BY TYPE		4	134			7		54	9

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT McMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

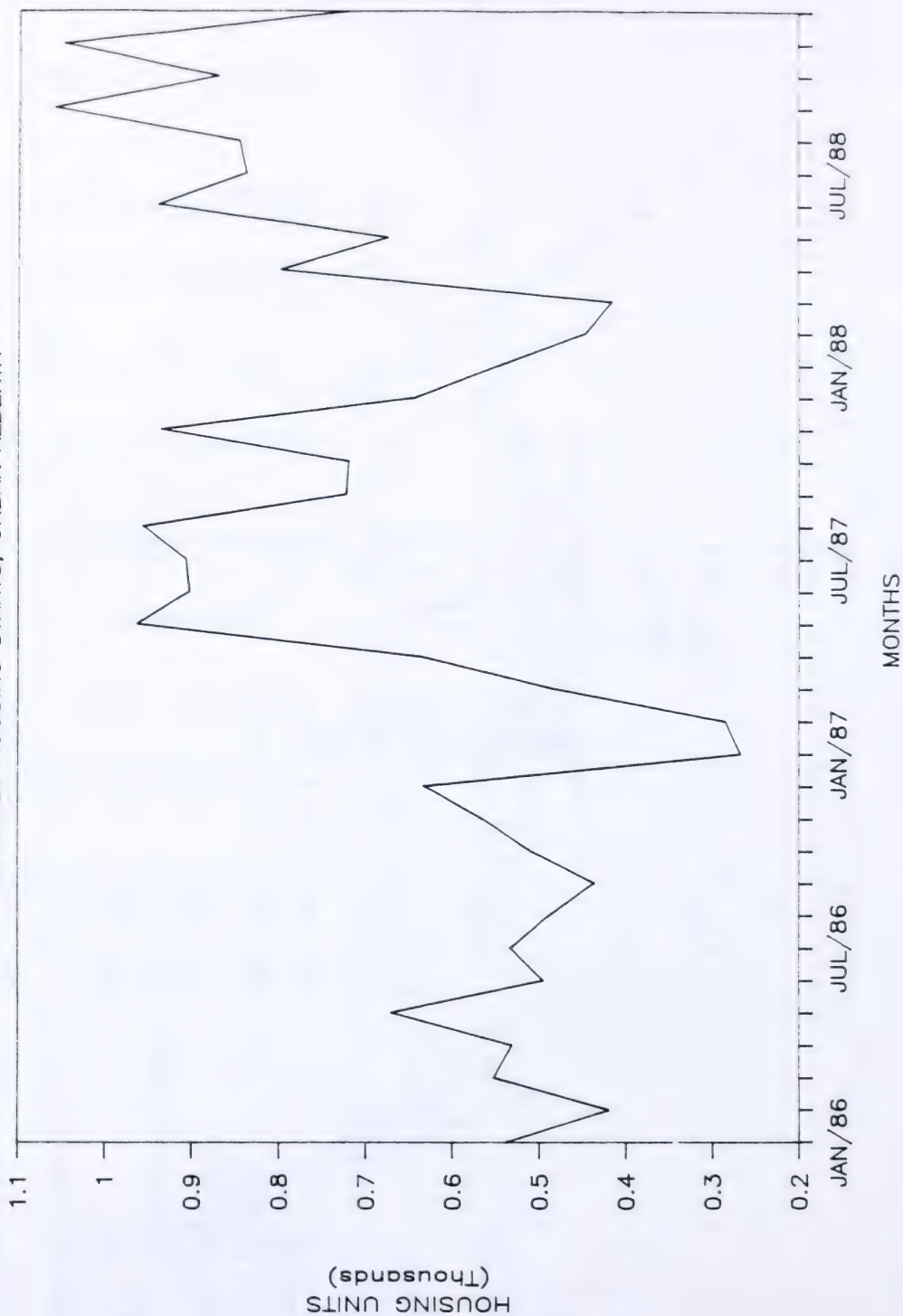


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1987-1988

	1987	1988	PERCENT CHANGE
JANUARY	268	547	104
FEBRUARY	286	447	56
MARCH	485	416	-14
APRIL	639	799	25
MAY	964	675	-30
JUNE	903	940	4
JULY	908	838	-8
AUGUST	957	847	-11
SEPTEMBER	723	1060	47
OCTOBER	720	871	21
NOVEMBER	936	1050	12
DECEMBER	643	722	12
TOTAL	8432	9212	9

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

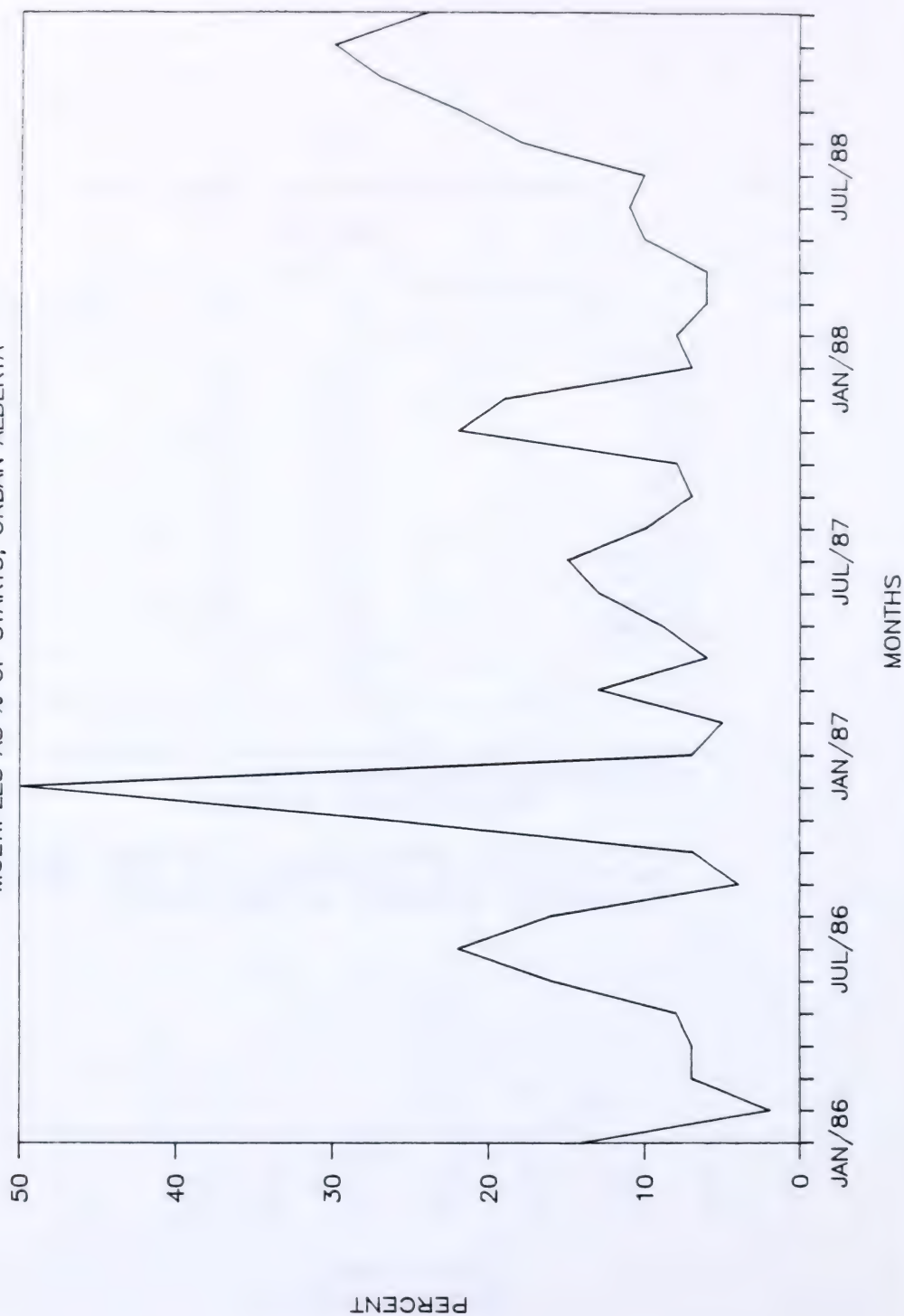


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1987-1988				
1987				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	268	249	19	7
FEBRUARY	286	272	14	5
MARCH	485	420	65	13
APRIL	639	601	38	6
MAY	964	882	82	9
JUNE	903	784	119	13
JULY	908	772	136	15
AUGUST	957	862	95	10
SEPTEMBER	723	672	51	7
OCTOBER	720	662	58	8
NOVEMBER	936	733	203	22
DECEMBER	643	523	120	19
TOTAL	8432	7432	1000	12
1988				
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
TOTAL	9212	7703	1509	16

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

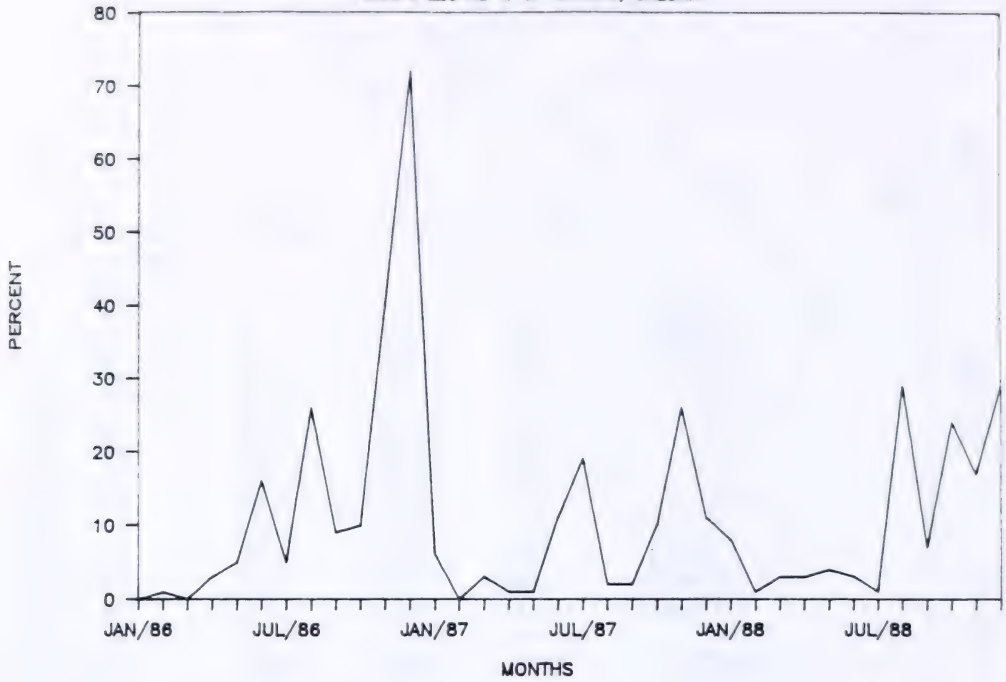


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

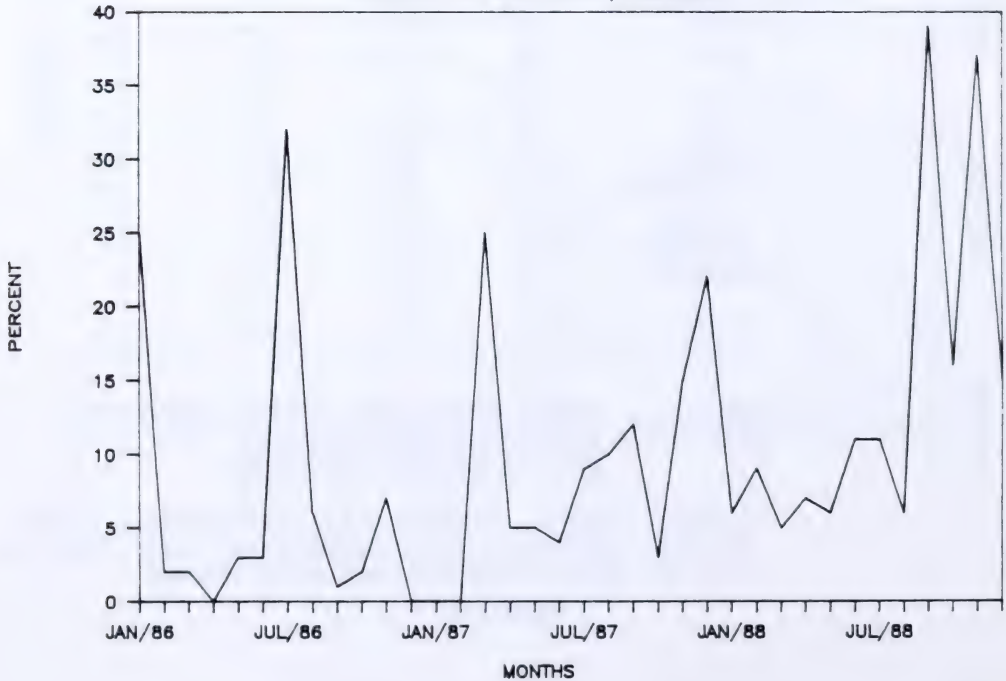


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1987						EDMONTON(METRO)					
CALGARY			1988			CALGARY			EDMONTON(METRO)		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	97	91	6	JANUARY	113	113	0	JANUARY	113	0	0
FEBRUARY	104	104	0	FEBRUARY	130	130	0	FEBRUARY	130	0	0
MARCH	223	217	3	MARCH	210	158	52	MARCH	210	52	25
APRIL	182	180	1	APRIL	366	349	17	APRIL	366	17	5
MAY	408	404	1	MAY	350	334	16	MAY	350	16	5
JUNE	389	348	11	JUNE	371	355	16	JUNE	371	16	4
JULY	367	299	19	JULY	410	374	36	JULY	410	36	9
AUGUST	413	405	8	AUGUST	372	334	38	AUGUST	372	38	10
SEPTEMBER	317	311	2	SEPTEMBER	327	289	38	SEPTEMBER	327	38	12
OCTOBER	320	288	10	OCTOBER	292	282	10	OCTOBER	292	10	3
NOVEMBER	404	300	26	NOVEMBER	368	314	54	NOVEMBER	368	54	15
DECEMBER	242	215	11	DECEMBER	299	233	66	DECEMBER	299	66	22
TOTAL	3466	3162	9	TOTAL	3608	3265	343	TOTAL	3608	343	10
1988						EDMONTON(METRO)					
JANUARY	290	268	8	JANUARY	200	188	12	JANUARY	200	12	6
FEBRUARY	214	212	1	FEBRUARY	174	159	15	FEBRUARY	174	15	9
MARCH	183	177	3	MARCH	201	190	11	MARCH	201	11	5
APRIL	334	325	3	APRIL	409	379	30	APRIL	409	30	7
MAY	217	209	4	MAY	342	320	22	MAY	342	22	6
JUNE	343	332	3	JUNE	437	389	48	JUNE	437	48	11
JULY	241	239	1	JULY	466	415	51	JULY	466	51	11
AUGUST	439	313	29	AUGUST	343	322	21	AUGUST	343	21	6
SEPTEMBER	396	368	7	SEPTEMBER	527	323	204	SEPTEMBER	527	204	39
OCTOBER	377	285	24	OCTOBER	320	270	50	OCTOBER	320	50	16
NOVEMBER	455	377	17	NOVEMBER	427	271	156	NOVEMBER	427	156	37
DECEMBER	311	222	29	DECEMBER	287	243	44	DECEMBER	287	44	15
TOTAL	3800	3327	12	TOTAL	4133	3469	664	TOTAL	4133	664	16

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

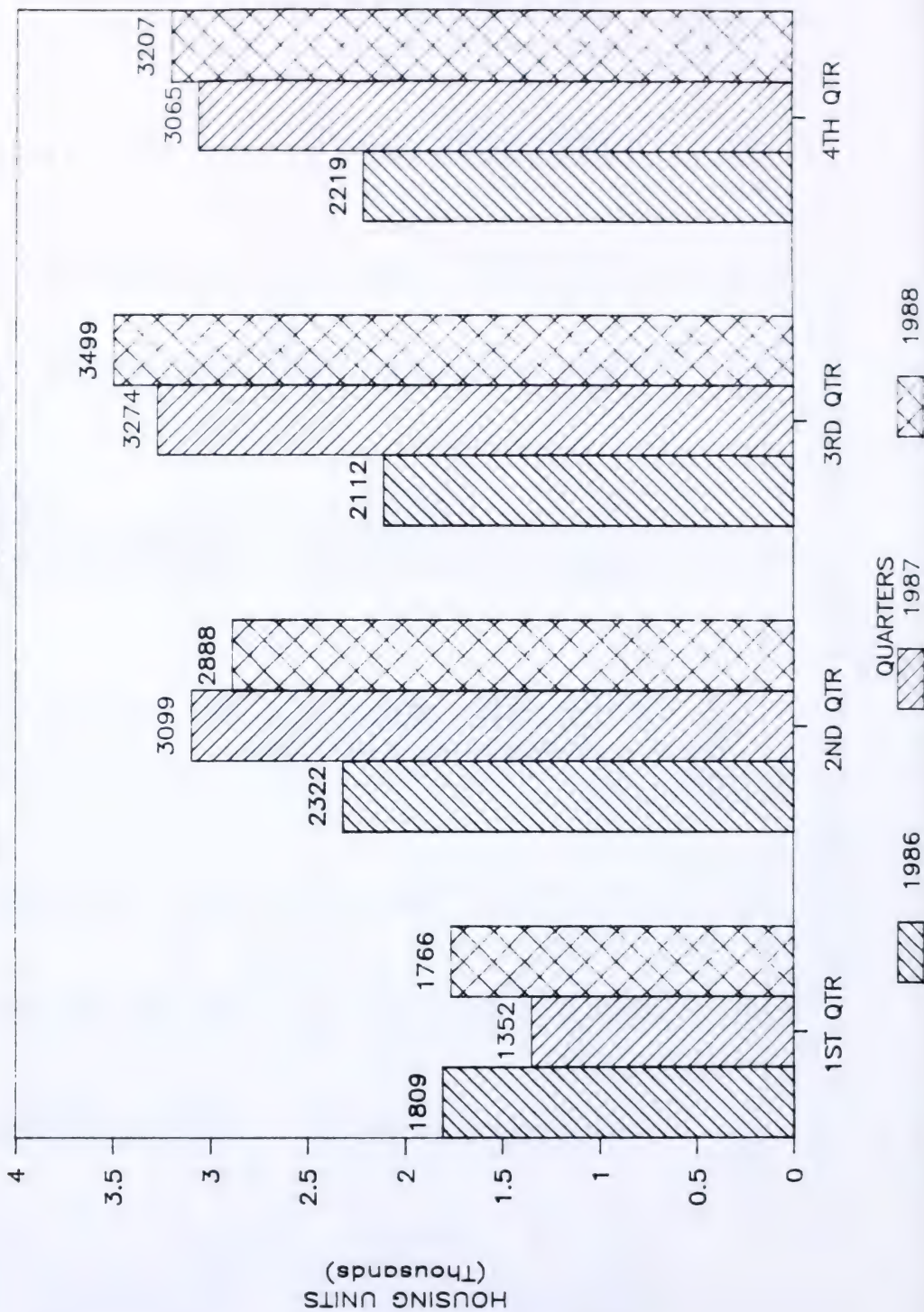


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1987 - 1988

	1987	1988	PERCENT CHANGE
FIRST QUARTER	1352	1766	31
SECOND QUARTER	3099	2888	-7
THIRD QUARTER	3274	3499	7
FOURTH QUARTER	3065	3207	5
TOTAL	10790	11360	5

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

TABLE 7

DEC-88

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	275	48	0	8	331	73
CAMROSE	2	0	4	0	6	-14
EDMONTON M.A.	300	8	7	0	315	-20
FORT MCMURRAY	4	0	0	0	4	100
GRANDE PRAIRIE	12	0	0	0	12	-61
LETHBRIDGE	9	0	0	0	9	80
LLOYDMINSTER (ALTA. PART)	6	0	0	0	6	20
MEDICINE HAT	14	2	0	0	16	33
RED DEER	22	2	16	0	40	82
WETASKIWIN	8	0	0	0	8	14
OTHER CENTRES **	8	0	0	0	8	*
TOTAL	660	60	27	8	755	12

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

DEC-88

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1341	232	97	11	1681	17
CAMROSE	8	0	4	0	12	33
EDMONTON M.A.	1089	90	120	242	1541	31
FORT MCMURRAY	11	0	0	0	11	450
GRANDE PRAIRIE	46	0	0	0	46	21
LETHBRIDGE	70	12	3	49	134	33
LLOYDMINSTER(ALTA. PART)	29	2	0	0	31	158
MEDICINE HAT	53	0	0	4	57	53
RED DEER	41	46	68	24	179	66
WETASKIWIN	6	0	0	0	6	68
OTHER CENTRES **	48	0	4	0	52	136
TOTAL	2742	382	296	330	3750	3

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6A
TOTAL STARTS - CALGARY

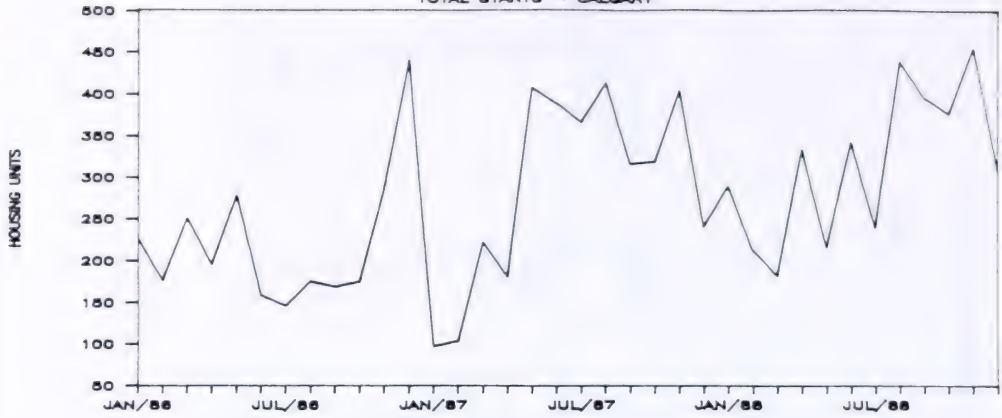


FIGURE 6B
COMPLETIONS - CALGARY

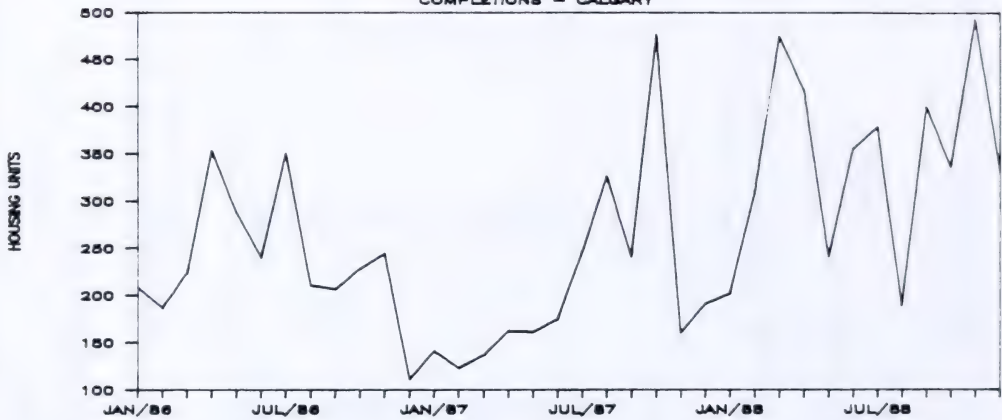


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

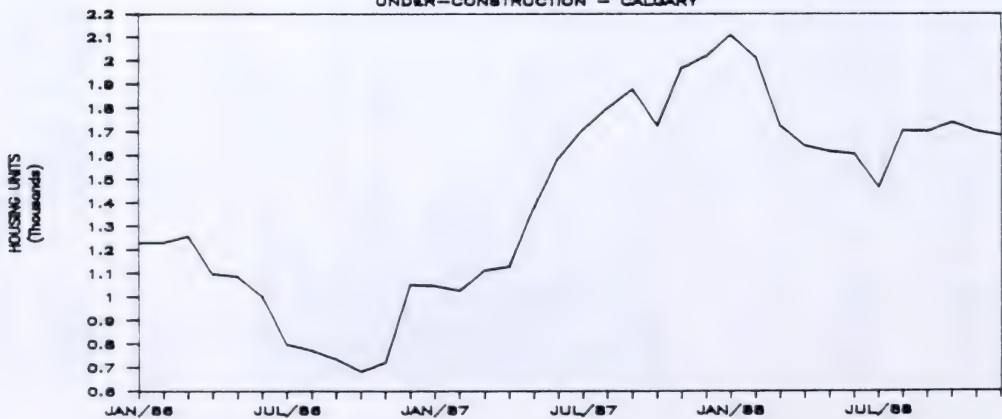


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	97	141	1045
FEBRUARY	104	123	1026
MARCH	223	137	1112
APRIL	182	162	1130
MAY	408	161	1376
JUNE	389	175	1590
JULY	367	246	1711
AUGUST	413	326	1801
SEPTEMBER	317	241	1878
OCTOBER	320	476	1725
NOVEMBER	404	160	1968
DECEMBER	242	191	2019
----- 1988 -----			
JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

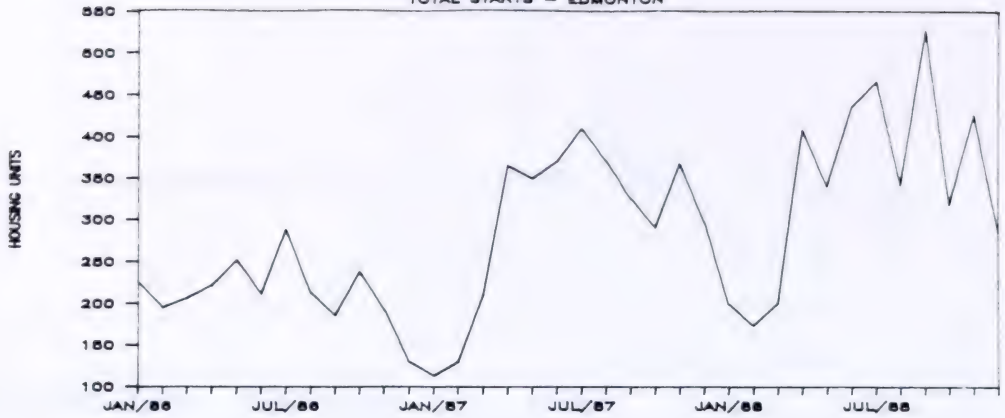


FIGURE 7B
COMPLETIONS - EDMONTON

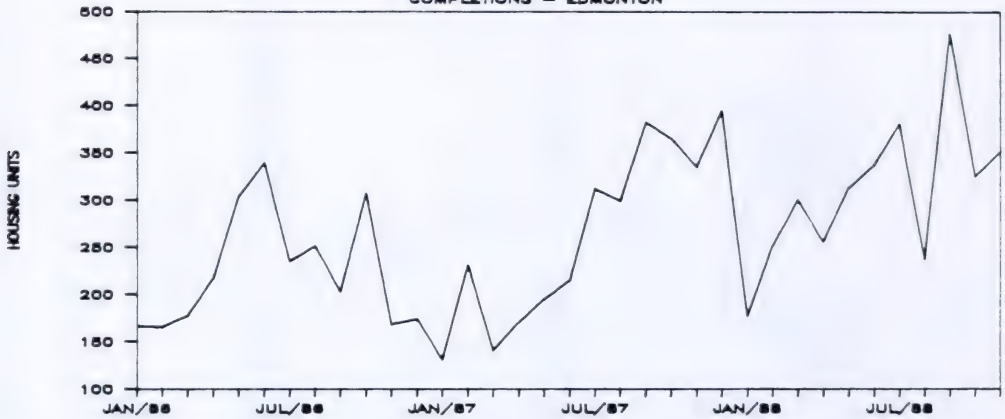


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

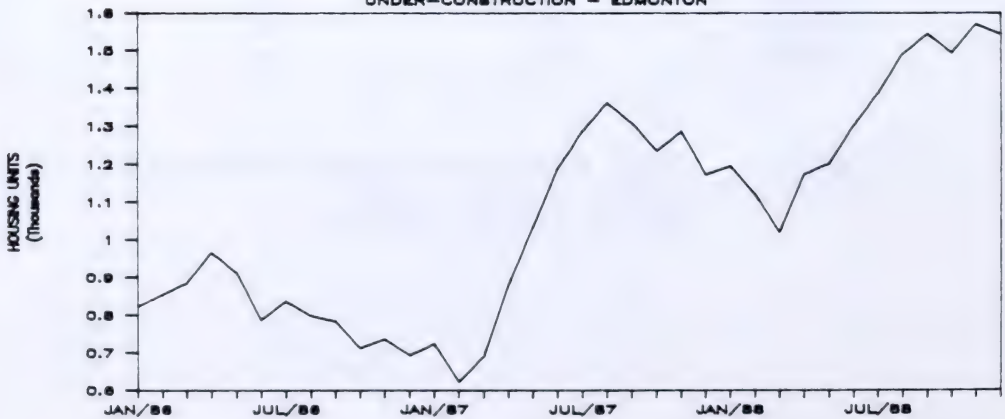


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

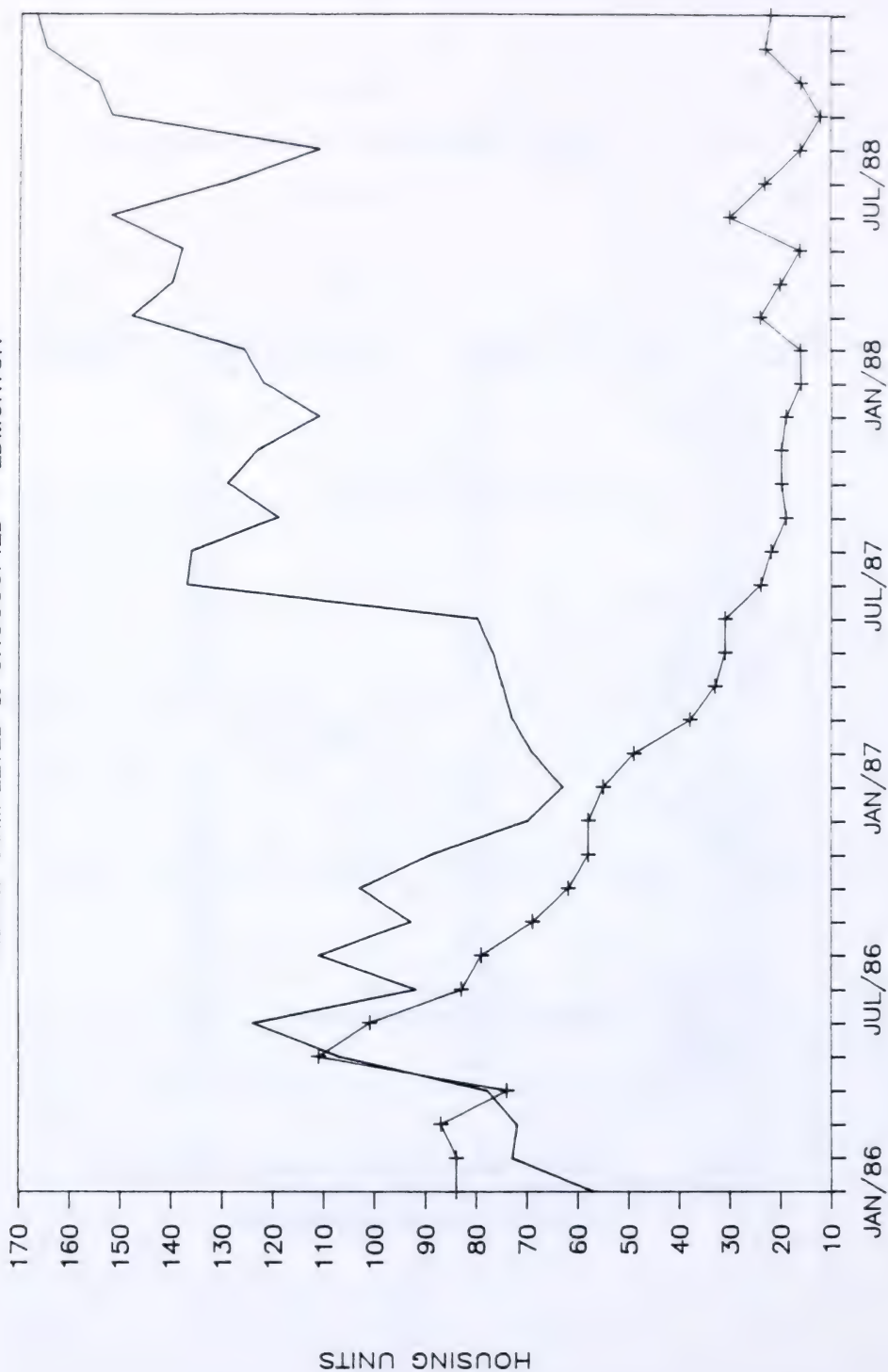
----- 1987 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	113	131	723
FEBRUARY	130	231	622
MARCH	210	141	690
APRIL	366	171	879
MAY	350	195	1033
JUNE	371	215	1189
JULY	410	312	1288
AUGUST	372	299	1361
SEPTEMBER	327	382	1308
OCTOBER	292	365	1235
NOVEMBER	368	335	1268
DECEMBER	299	394	1172
----- 1988 -----			
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON



— SINGLES & DUPL.

+ APARTS. & R.HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1987					
JANUARY	63	55	118	131	54
FEBRUARY	69	49	118	231	66
MARCH	73	38	111	141	57
APRIL	75	33	108	171	62
MAY	77	31	108	195	64
JUNE	80	31	111	215	66
JULY	137	24	161	312	62
AUGUST	136	22	158	299	66
SEPTEMBER	119	19	138	382	74
OCTOBER	129	20	149	365	70
NOVEMBER	123	20	143	335	70
DECEMBER	111	19	130	394	76
1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

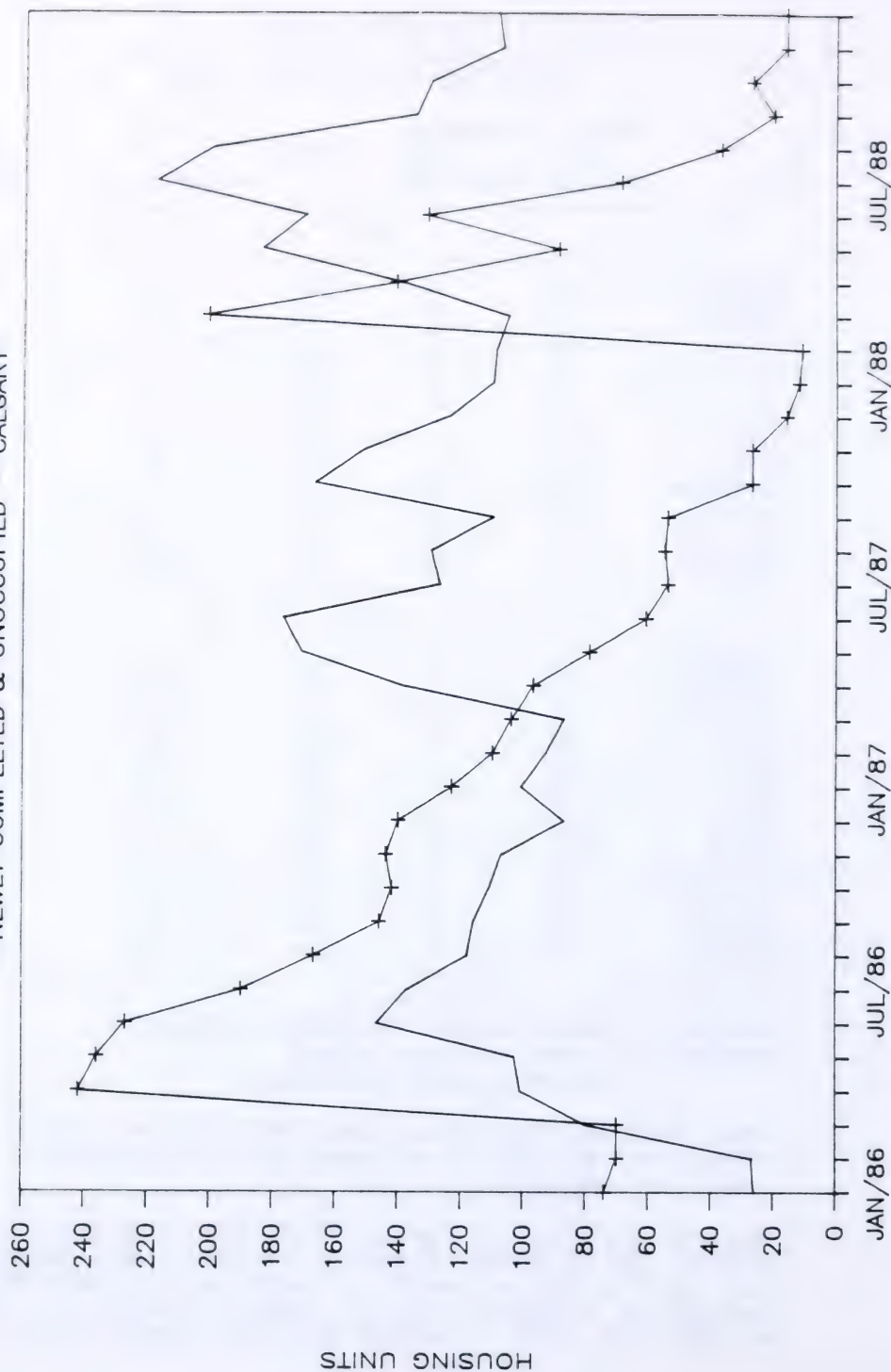
*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY



— SINGLES & DUPL.

+ APARTS. & R.HOUSES

TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1987					
JANUARY	101	123	224	141	39
FEBRUARY	93	110	203	123	41
MARCH	87	104	191	137	44
APRIL	139	97	236	162	33
MAY	171	79	250	161	37
JUNE	177	61	238	175	44
JULY	127	54	181	246	63
AUGUST	130	55	185	326	64
SEPTEMBER	110	54	164	241	62
OCTOBER	167	27	194	476	70
NOVEMBER	151	27	178	160	50
DECEMBER	124	16	140	191	62

1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER	109	16	125	331	72

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10
EDMONTON LISTINGS AND SALES

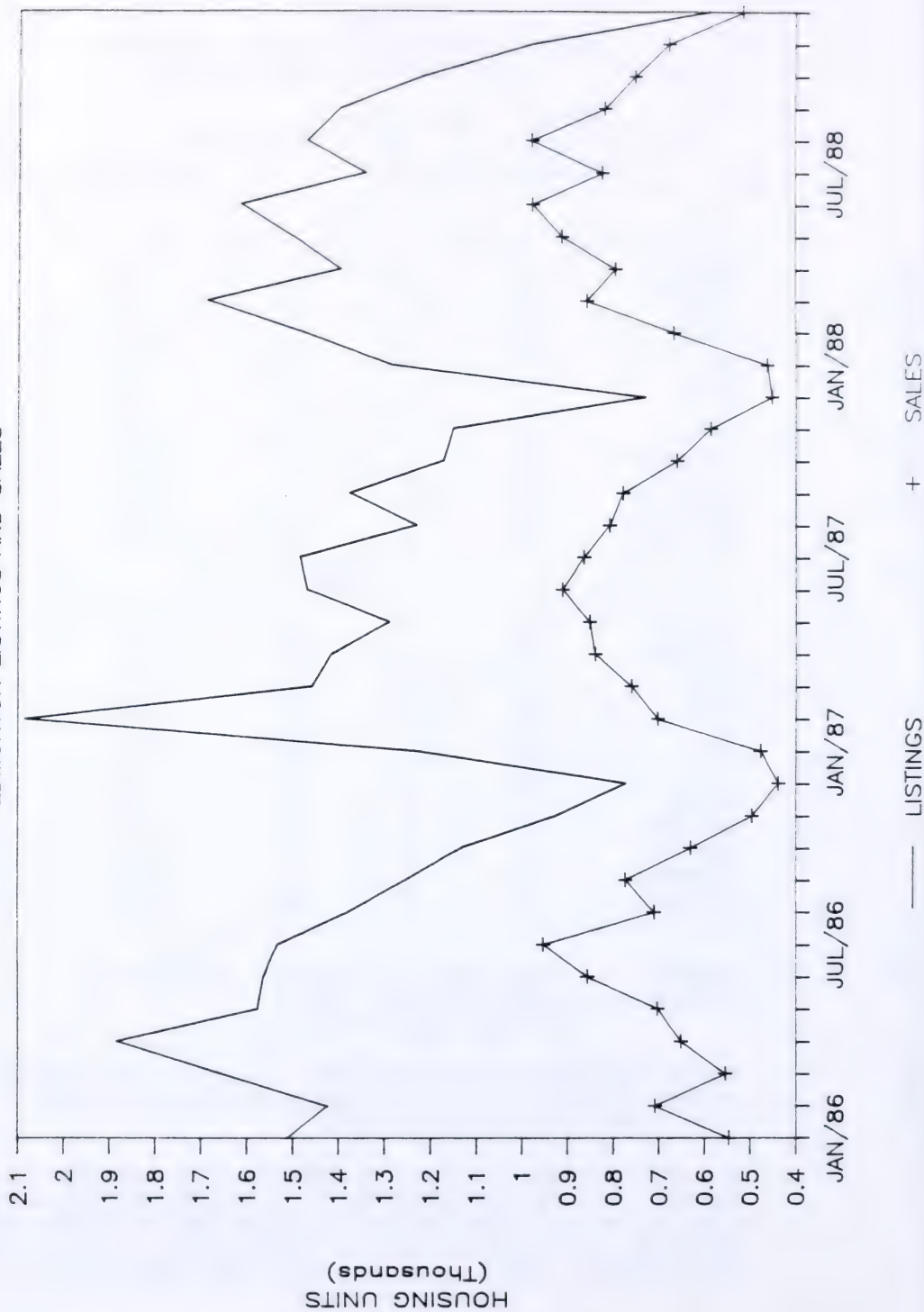


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1236	477	.39	70701
FEBRUARY	2086	703	.34	74346
MARCH	1458	761	.52	74105
APRIL	1415	840	.59	80239
MAY	1290	853	.66	80093
JUNE	1470	912	.62	79848
JULY	1486	865	.58	80091
AUGUST	1231	809	.66	77439
SEPTEMBER	1377	779	.57	77010
OCTOBER	1172	661	.56	79356
NOVEMBER	1150	586	.51	76188
DECEMBER	730	453	.62	73118
1988				
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	85372
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER	1218	751	.62	82043
NOVEMBER	978	678	.69	85120
DECEMBER	590	515	.87	81271

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11

CALGARY LISTINGS AND SALES

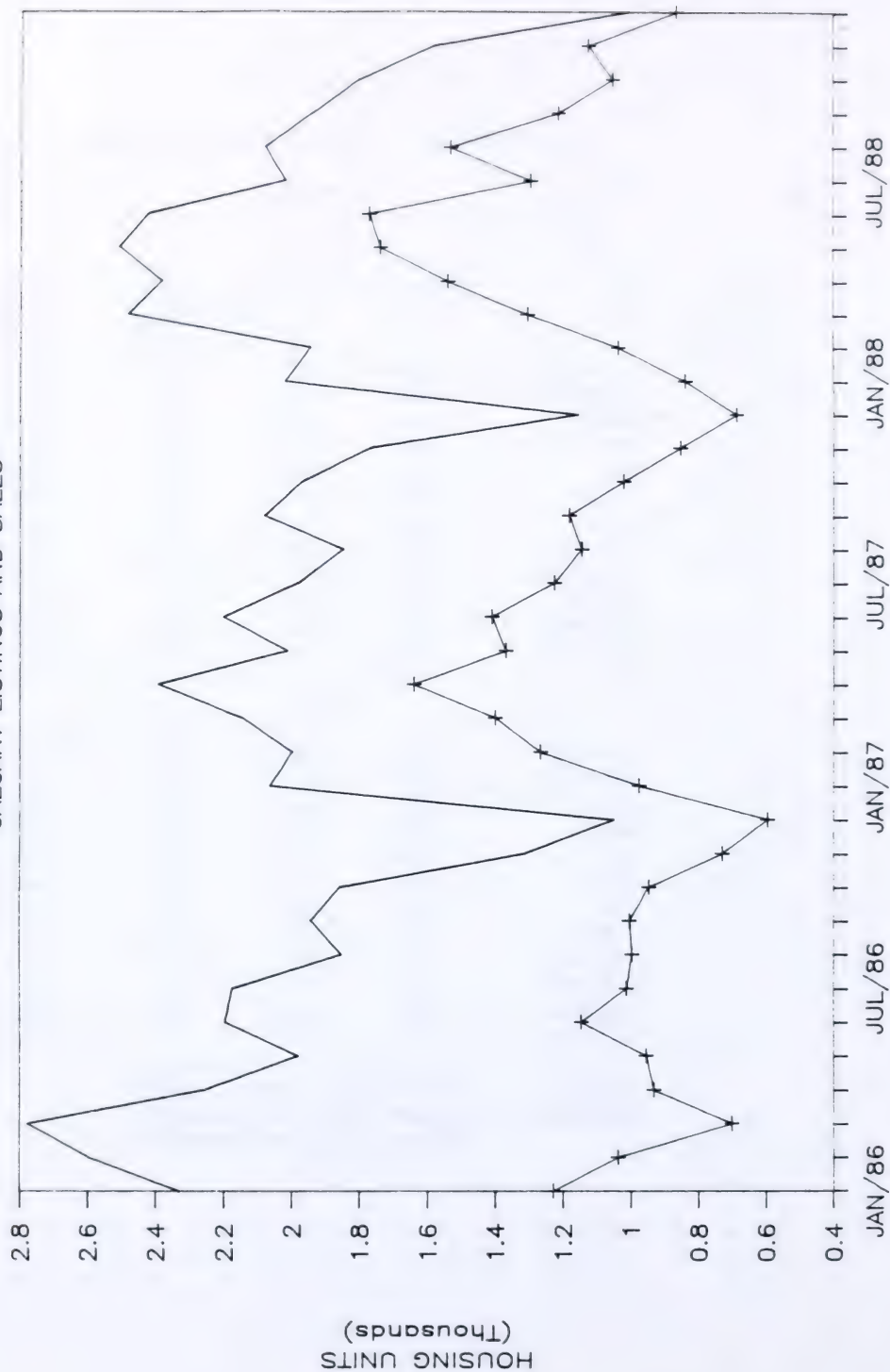


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1987				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2065	976	.47	83922
FEBRUARY	1998	1267	.63	87966
MARCH	2148	1400	.65	90228
APRIL	2050	1529	.75	91731
MAY	2012	1369	.68	95940
JUNE	2202	1411	.64	96358
JULY	1980	1227	.62	99969
AUGUST	1848	1145	.62	93491
SEPTEMBER	2082	1184	.57	91259
OCTOBER	1968	1021	.52	93004
NOVEMBER	1768	855	.48	91880
DECEMBER	1157	688	.59	92585
1988				
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER	1010	866	.86	101210
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

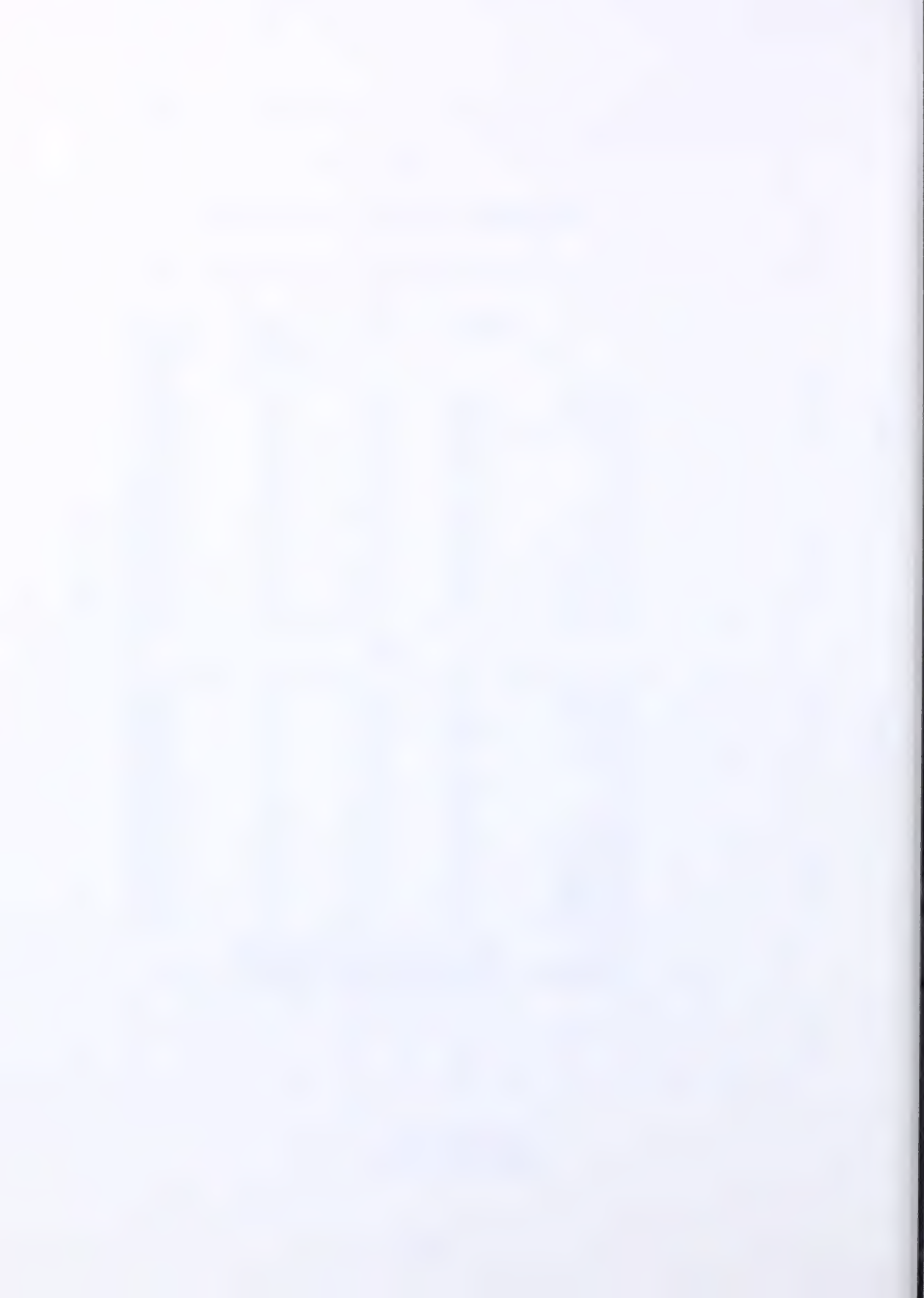


FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

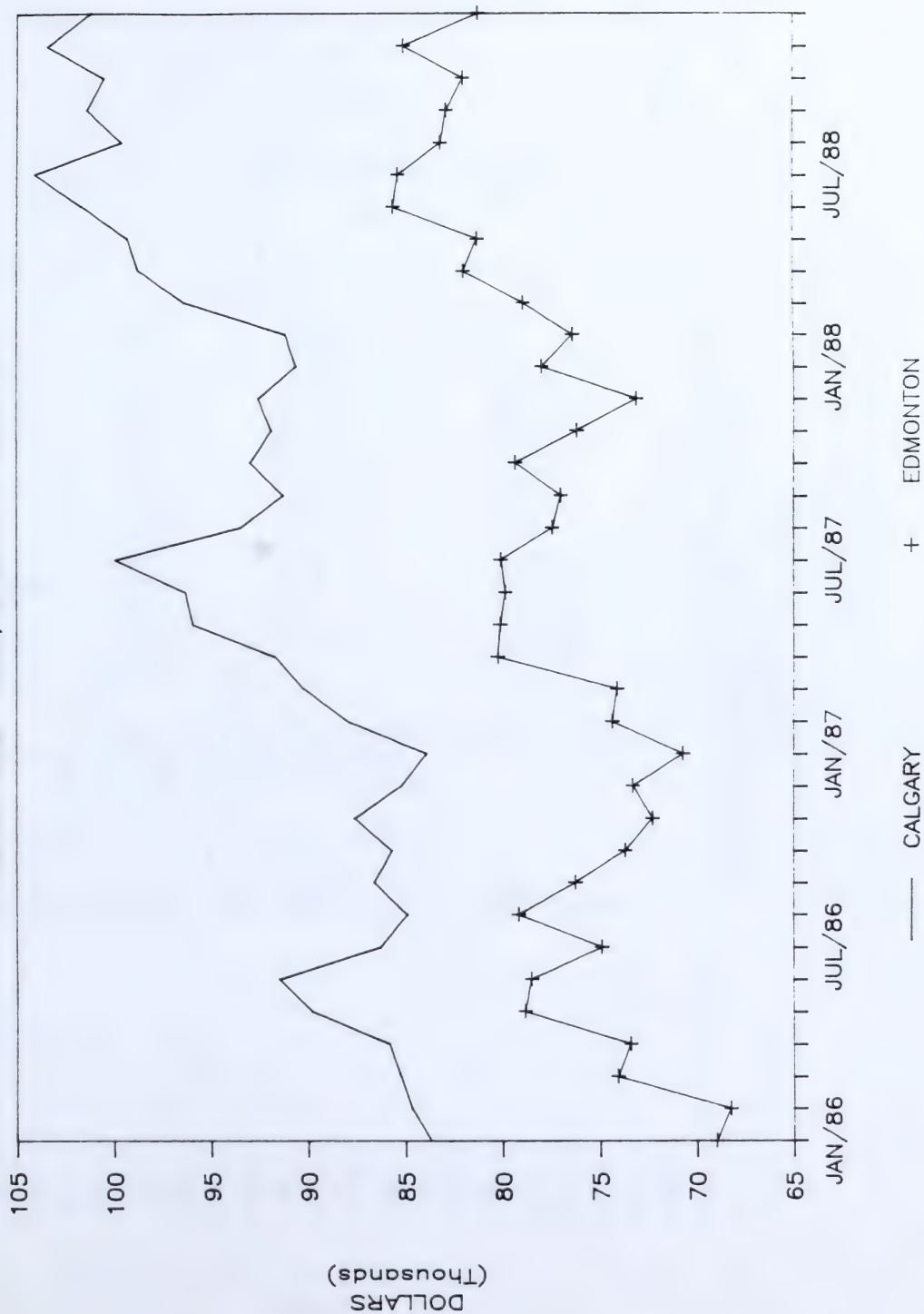


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

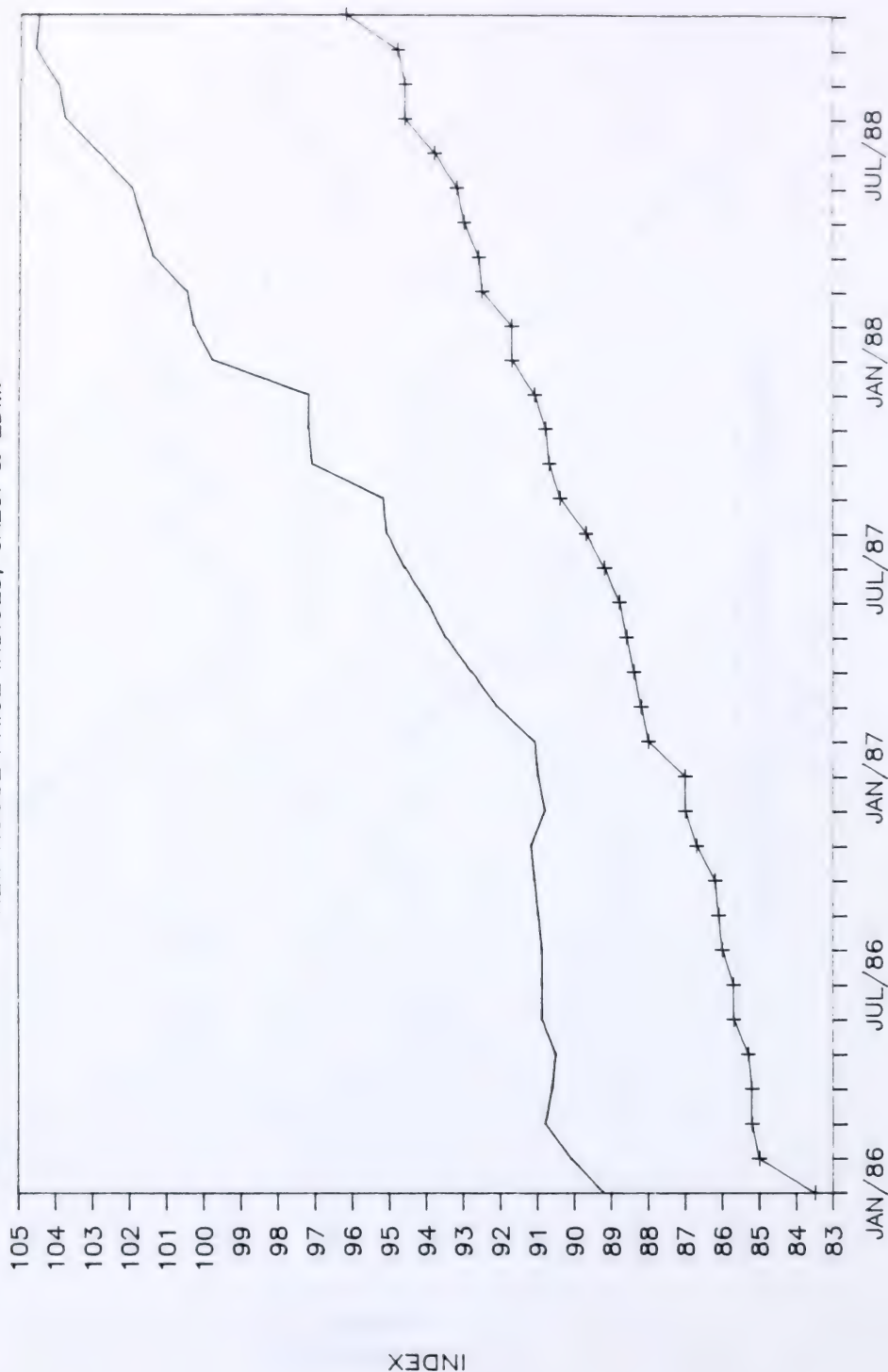


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1	100.5	MARCH	88.2	92.5
APRIL	92.8	101.4	APRIL	88.4	92.6
MAY	93.5	101.7	MAY	88.6	93.0
JUNE	94.0	101.7	JUNE	88.8	93.0
JULY	94.6	102.9	JULY	89.2	93.8
AUGUST	95.1	103.8	AUGUST	89.7	94.6
SEPTEMBER	95.2	104.0	SEPTEMBER	90.4	94.6
OCTOBER	97.1	104.6	OCTOBER	90.7	94.8
NOVEMBER	97.2	104.5	NOVEMBER	90.8	96.2
DECEMBER	97.2		DECEMBER	91.1	

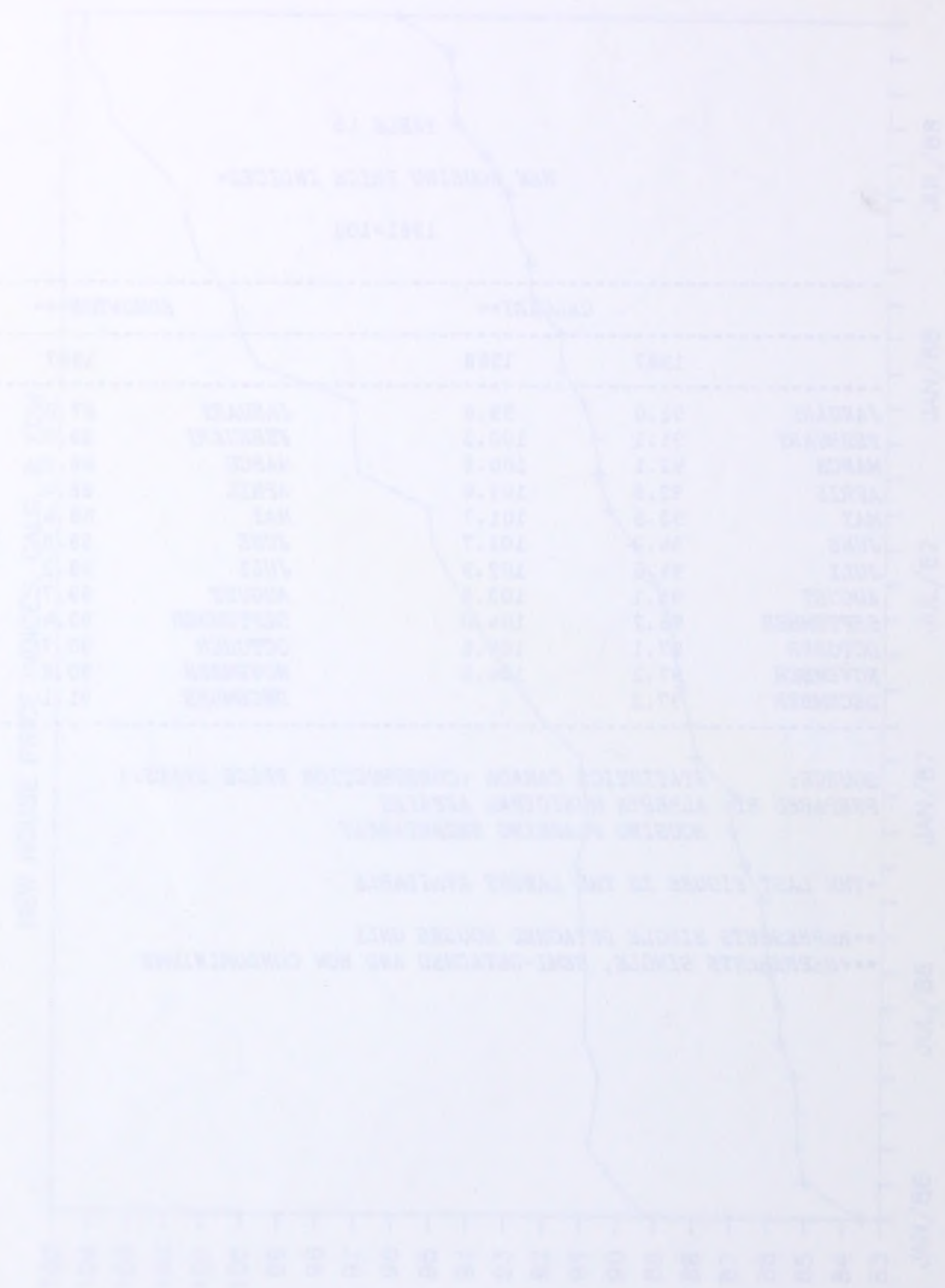
SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

FIGURE 13



CONSTRUCTION

